

**Capitol City Golf Club Estates Board of Trustees Meeting  
October 17, 2019 at VIS Group, INC  
6:00 pm  
MINUTES**

**Quorum declared by President Larry Dittloff and the meeting called to order at 5:57 p.m.**

**Board Members Present:** Larry Dittloff, Kevin Rae, John Leo, Randy Luke, Darrol Steiner Ed Obie.

**VIS Representatives Present:** Scott Roth.

**Homeowners Present:** Molly Hamstreet-Edmon.

**Open Homeowner Forum:**

**Approval of Agenda:** Darrol moved to approve the Agenda, Ed seconded, motion passed.

**Approval of Meeting Minutes:** Kevin corrected the typo of his name. Randy moved to accept the Minutes with the correction, Darrol seconded, motion passed.

**Treasurer's Report:** Randy reported CCGCE financial status is good in view of 2019 budget vs actual with net income up by \$20,000. Especially in leu of dues increase to cover anticipated street maintenance and repairs which now appear to be minimal based on road work to be done by City of Lacey next year to install new water and sewer line. This will allow build-up of Reserve Account close to recommendation in current Reserve Study for CCGCE just released. The estimate for road improvements that the CCGCE will have to cover is approximately \$100,000 for existing drainage corrections. The new surface could last 10 – 15 years which the \$100 dues increase will be good within the 10- 15 years. We were underbudget on the street sweeping and mailbox cleaning. The bumps will need to be replace. Larry will talk with the City to make sure these are included in their project. **Kevin made a motion to accept the Treasurer's Report and was seconded by Darrol. Motion passed.**

**Committee Reports:**

**a) Architectural Control Committee:** Kevin reported receiving several applications. All but one has been approved which should be approved by tomorrow.

**b) Compliance Committee:** Darrol reported on the drive around. 42 Landscaping issues and 10 outstanding parking issues. Some have been completed. Lot 93 is being sold. Looking pretty good, it is for the beauty of the entire neighborhood. Rentals are the most concern.

**c) Roads/Signs:** Kevin reported on moving the stop sign on Cotton. If we are doing this, need to notify the owner on the corner regarding trimming bush. Need to paint the "STOP" on the street. Darrol made a motion to move the stop sign within 5 feet, Ed seconded. Motion carried. Kevin abstained. VIS will have a contractor paint the "STOP" on the road.

**Kevin made a motion to suspend the Agenda to allow visitors to address the Board.** Darrol seconded. Motion passed. They were there to listen. **Kevin made a motion to return to the Agenda, Randy seconded. Motion passed.**

Discussion on the City of Lacey project. Owners had to let the City know they were interested but can sign the POA before the project starts. Over 400 owners have said yes and 235 have signed the POA's. The East portion will be completed in 2020 and the West portion in 2021.

Discussion followed on sweeping the roads, we have funds. There are many Pine needles on the roadway but the leaves are not down yet.

**d) Ad Hoc CCR & Bylaw Re-write and Enforcement Policy:** The attorney, Marlyn Hawkins is reviewing at no cost. Some lots are not adhering to the plat but at this point her comments are "Client Privilege" so cannot be shared at this time.

**Old Business:** CCR's will have to be reapproved by the Board when they are received from the attorney. County is reviewing permit on the tent. Letter was sent to the Golf Course Attorney, Phillip/Burgess.

**Proposed 2020 Budget:** We need to vote on the Proposed Budget. Darrol made a motion to approve the Proposed Budget and presented, Ed seconded. Motion passed.

#### **New Business**

**a)** Met with the City of Lacey. The Agreement is in review with the Attorney. Will bring back to the Board for approval.

**b)** Need some refinement of Rules and Regulations. Will bring to the Board in December for approval.

**c)** HOA Training, November 16 at Lacey, 8:30 a.m. to 4:30 p.m. Darrol has signed up. Scott will sign those interested up. Larry is going, Kevin said yes, and Pam.

**Next Meeting: HOA Membership Meeting, November 21, 2019, 6 PM, Jacob Smith Home, 4500 Intelco Loop SE, Lacey, 98503. Outreach to owners for new members on Board. Need five members for a quorum.**

**Executive Session: Kevin moved to take a 5 minutes break and then go into Executive Session, Darrol seconded. Motion passed.**

**Ed moved to vacate Executive Session, Kevin seconded. Motion passed.**

Randy motioned to accept actions that were discussed in executive session, Kevin seconded. Motion passed.

**Ed moved to adjourn, Rancy seconded. Adjourned at 8:23 p.m.**

Submitted By:  
Pam Dittloff  
Acting Secretary