

Capitol City Golf Club Estates Board of Trustees Meeting
May 21, 2020, ZOOM
6:00 pm
MINUTES

Open Forum: Dispense with Open Forum

Quorum declared by President Larry Dittloff and the meeting called to order at 6:03 p.m.

Board Members Present: Larry Dittloff, Pam Dittloff, Randy Luke, Kevin Rae, Darrol Steiner and Peter Sweet.

VIS Representatives Present: Scott Roth.

Approval of Agenda: Kevin motioned to accept the Agenda. Darrol seconded, motion carried.

Approval of Meeting Minutes: Darrol asked about the \$160,000 which was actually \$170,0000 paid to the City of Lacey for improving drainage in Phase I. He asked about the drywells that are covered with landscaping and when to notify owners. The rules say that they must remain exposed. Discussion followed. Give the owner notice to expose the drywell prior to having them vacuumed. **Randy moved to approve the Minutes as changed. Kevin seconded, motion carried.**

Treasurer's Report: Randy presented the Report. Income up by \$2,000 due to increased Fees received. Expenses were up by over \$11,000 vs budget due to increase in Legal expenses and Reserves. The extra legal expenses reflect the cost of completing the CCR review and the extra Reserve payment authorized as part of the extra \$10,000 voted on by the BOD in March. Because of this, our YTD net income through April, 2020 was \$7,246 vs the \$14,676 budgeted.

Receivables summary: Total of \$50,046 due from 36 accounts... an increase of \$1,500 from March but still down from \$55,000 at end of January. Ten are from \$1,055 to \$9,152 representing \$42,000 or about 84% of receivables, three are at attorney and have liens, six are small claims and also have liens. Of the 16 between \$118 and \$980, one is in bankruptcy, four are on payment plans, and one has a lien. Eleven remaining accounts owe less than \$100..

Balance Sheet: CCGCE share of Phase 1 drain costs associated with Lacey Sewer and Water Line improvement project paid to City in February 2020 was \$170,000 resulting in draw down. No major changes since then.

Discussions followed. Expecting a late start of the water sewer project due to Covid-19. Phase 2 start may overlap the completion of Phase 1. Larry questioned why Lot 212 had an amount owing of \$687.00, Scott stated this amount was for legal fees.

Great job by Randy.

Darrol made a motion to accept the Treasurer's Report and was seconded by Kevin. Motion carried.

Committee Reports:

a) Architectural Control Committee: Kevin reported there was one roof being replaced without an ACC application. Larry shared that the family had a tragic accident and lost their son. Holding off on compliance. It appears it's a total tear off. A new member has replaced a fence without an ACC.

b) Compliance Committee: Darrol reported drive arounds were put on hold due to the "Stay Home" but doing informal walk arounds. Parking is an issue but until the "all clear" sign only taking action on unsafe parking with an Agreement with Nisqually towing.

c) Roads/Signs: Kevin reported Phase 1 has started with tree removal. There was a road closure on Ruddell Road.

d) Ad Hoc CCR & Bylaw Re-write and Enforcement Policy: The final version of the Declaration/CCR's was forwarded to the Golf Course Attorney April 29th. Once we are in agreement will present to the community for review and consideration.. Article 5 addresses the Commercial Section.

Old Business: None. Signs are up for Nisqually Towing.

New Business: Discussed Street Sweeping for Phase 2. Will get bids for this activity which is usually done in July. Will discuss Speed Bump painting next month.

Next Meeting: June 18, 2020, 6:00 PM, at VIS Group, INC. or ZOOM.

Executive Session: Darrol moved to go into Executive Session, Peter seconded. Motion carried. Recording turned off.

Randy moved to vacate Executive Session, and to accept actions that were discussed in executive session, Kevin seconded. Motion carried. Recording turned on.

Peter made a motion to revisit the Driveway Policy about the cracked driveways. No second, motion failed.

Kevin moved to adjourn, Darol seconded. Adjourned at 6:50 p.m.

Submitted By:
Pam Dittloff, Secretary