

Capitol City Golf Club Estates Board of Trustees Meeting
August 20, 2020, ZOOM
6:00 pm
MINUTES

Open Forum: Larry thanked Naomi for her continued involvement on the Compliance Committee. She stated because of Covid-19 she has been unable to be on the drive around.

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

VIS Representatives Present: Scott Roth.

Home Owners Present: Naomi Obie

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

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

Approval of Meeting Minutes: Randy moved to approve the Minutes, Darrol seconded, motion carried.

Treasurer's Report: Randy Luke. Income for July shows a net profit of \$46,136. Budgeted income was for \$67,671 and actual was \$67,811 due to 2nd half dues billing. Expenses were projected to be \$13,590 and actual was \$16,441. This \$3,000 overage was due to speed bump painting billing, legal and bad debt write-offs (+\$1,899) and catching up with Association billing (+\$2,400) which were offset by no tax and audit billing.

Year to date through July were showing a net profit of \$46,136 vs \$57,870 budgeted. This was due to increase expenses for the Reserve Contributions (\$10,000), Legal and Collections (+\$12,600, Street Maintenance (+\$3,400) and taxes (+\$1,700).

Receivables summary: Total of \$62,436 due from 102 accounts of which 71 are for 2nd half dues totaling \$11,360. Other than those 71 accounts, the 31 remaining accounts include: 4 from \$5,800 to \$9,912, all either at Attorney or lienied; 17 between \$1,000-\$5,000; 13 from \$170-\$697 and 7 less than \$110.

Total assets going up and slowly building reserve account. Association is in good shape. Discussion followed.

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

Committee Reports:

a) Architectural Control Committee: Larry reported we have received several ACC applications for fencing, painting, new roof, etc.. All have been approved.

b) Compliance Committee: Darrol reported that the dandelion crop is flourishing. Parking still an issue. A couple of driveways have been replaced. Holding off on driveways until

Lacey project is complete. A trailer parked on E. Sarazen was tagged and has been moved next to the house. Investigated Sunday gatherings with parking on the Golf Course, a letter has been sent.

c) Roads/Signs: Stop sign has not been painted on East Sarazen and Cotton but is on the agenda to get done. Peter asked why this is the only stop sign being marked. Larry stated that this is a hazardous corner because of site distance limitations. Darrol mentioned that the Speed Bumps painting was much neater and brighter this year. Scott said he will pass that on the company.

d) Ad Hoc CCR & Bylaw Re-write and Enforcement Policy: We have an agreement with Golf Course (GC). The GC will be part of the Association. A package (which will include Notice of Special Meeting, Resolution, Cover Letter to members, By-laws update) will be sent to the Board Members for their review next week. Please call Larry at 360-888-2400 if you have questions. We will combine another informational meeting with the Annual Meeting in November. Larry thanked the Committee for their hard work, Naomi, Ed, Darrelyn, Joanne and Lisa.

Old Business:

a) City of Lacey Updates: The progress is slow. Haven't seen and connections at this time. Phase 1 and 2 will overlap.

b) Bulletin Board: Randy hasn't talked with the owner of Lot 113-114. He has looked at the site which has a power pole and Speed Limit Sign limiting the area. He asked the size of the Bulletin Board. Larry had sent a picture and dimensions and Scott resent it. Discussion followed about what would be on the Board. The placement on the GC lot 214 would be visible to many walkers that do the loop.

New Business:

a) Dog Waste Stations: Larry presented information on Dog Waste Stations from the Lacey HOA Seminar last Winter. The Stations are free. The Association would be responsible for stocking the bags. Scott will send an email with a link to the City regarding the stations.

b) Trailer Variance: Referred Executive Session.

Next Meeting: September 17, 2020, 6:00 PM, at VIS Group, INC. or ZOOM. Scott will send the proposed budget before the next meeting.

Annual Meeting: November 19, 2020, Jacob Smith House or ZOOM if required.

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

Randy moved to vacate Executive Session, and Darrol seconded. Motion carried. Recording turned on.

Randy moved to deny Lot 1 variance request, Darrol seconded, Motion carried.

Randy made a motion to initiate a foreclosure lawsuit and request declaratory relief as discussed in Executive Session, Darrol seconded. Motion carried.

Peter made a motion to approve the fence relocation on Lot 109, Darrol seconded. Motion carried.

Good of the Order:

Early next week, send by email the CCR's package to the Board for review. This is a timely issue so that it can be combined with the Annual Meeting.

Peter asked for an explanation of adjacent parking space. The adjacent parking space (next to the driveway) and cut-outs are non-driveway space that is not lawn.

Randy moved to adjourn, Darrol seconded. Adjourned at 7:23 p.m.

Submitted By:

Pam Dittloff, Secretary