

Capitol City Golf Club Estates Board of Trustees Meeting
September 17, 2020, ZOOM
6:00 pm
MINUTES

Open Forum: Suspended.

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

VIS Representatives Present: Scott Roth.

Quorum declared by President Larry Dittloff and the meeting called to order at 6:00 p.m.

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

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

Treasurer's Report: Randy Luke. Income for August vs budgeted income of \$791. Expenses were projected to be \$10,990 and actual was \$6,887.

Result was a net operating income of (\$5,412) vs projected (\$10,198) or \$4,786 less. Main reason was that there were no expenses posted for Legal or Street repairs and maintenance. Including the Reserve Contribution of \$10,224, total net for August was \$15,010.

Year to date through August we are showing income of \$149,051 vs \$140,093, mostly due to increased Fees, Fines, and Legal charges. YTD expenses were \$108,328 vs budgeted \$92,421 mainly due to increased Legal and Reserve payments. This was due to increase expenses for the Reserve Contributions (+\$10,000), Legal and Collections (+\$11,700

Receivables summary: Total of \$50,836 is \$12,000 less than July. Now only 80 accounts are past due vs 102 last month. 35 accounts still are for \$160 or 2nd half dues. Other than these 35 accounts, the 35 remaining accounts include: Four (4) from \$5,800 to \$9,912 all either at Attorney or lienied; 15 between \$1,000 - \$5,000; 3 from \$110-150 and 8 less than \$35.

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

Committee Reports:

a) Architectural Control Committee: Rejected two applications for painting that were not in the color spectrum. 10 -12 applications, only paint was an issue. Kevin spoke with the member who changed their requested blue color that was not in compliance with CCR's. Their original request was to copy a house that was painted blue without an ACC application.

b) Compliance Committee: Darrol reported the same issues, cars parking on the street. Sunday gatherings with parking on the Golf Course still an issue. Discussed gatherings.

Suggested Homeowners file a complaint with the Attorney General regarding gatherings that are against the Governor's Order. Will proceed with parking violation. Lot 356, 65th where the gatherings are taking place was also replacing his roof without an ACC.

c) Roads/Signs: Kevin schedule has been so busy, he suggested that the Stop sign on East Sarazen and Cotton be painted by the Company that painted the speed bumps, but he will get it done in early October. The 7th T-box posts have not been painted. Mail box that was damaged has been replaced and Larry distributed keys to the homeowners.

d) Ad Hoc CCR & Bylaw Re-write and Enforcement Policy: Peter found typos which have been corrected. The final will be mailed out shortly to all lot owners. We will combine the Informational Meeting with the Annual Meeting. There will be an informational page and a number to call with questions. Voting will be by mail, Membership meeting will be ZOOM. There will be a time limit to return ballots, 9 months.

Old Business:

a) City of Lacey Updates: The Contractor is paving Ruddell Road next week. They are looking at any drainage issues on Phase two, there is an already identified issue on Cotton Court.

b) Bulletin Board: Randy sent a letter to the owner of Lot 113-114. Bonnie may be in a Nursing Home. The placement on the GC lot 214 would be better visibility and could also serve as a location for the Dog Waste Station there.

New Business:

Maureen Meade called and voiced concern regarding a stolen golf cart, boat and trailer and vandalism. Gabe Robinson is chair of the Security Patrol and lived in the neighborhood. And will be asked to join us in discussion about CCGCE security.

Kevin asked if the Golf Course could post signs not to cut through private property. Put an article in the Newsletter. Larry said he will speak with the GC about that issue.

Next Meeting: October 15, 2020, 6:00 PM, ZOOM.

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

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

Kevin moved to approve issues discussed in Executive Session, and Darrol seconded. Motion carried.

Randy moved to adjourn, Kevin seconded. Adjourned at 7:01 p.m.

Submitted By:

Pam Dittloff, Secretary