

**Capitol City Golf Club Estates Board of Trustees Meeting**  
**March 17, 2022, ZOOM**  
**6:00 pm**  
**MINUTES**

**Board Members Present:** Larry Dittloff, Pam Dittloff, Darrol Steiner, Randy Luke, Peter Sweet, and Barry Upton.

**VIS Representatives Present:** Scott Roth.

**Members: Present: None**

**Quorum declared by President Larry Dittloff.**

**Open Forum:** Waived

**The meeting was called to order at 5:59 p.m.**

**Approval of Agenda:** Larry asked to add to Old Business, St. vs. Avenue, Concrete Contractor, and \$170,000 to Lacey. Larry motioned to accept the Agenda as amended, Darrol seconded, motion carried.

**Approval of Meeting Minutes for February:** Darrol moved to approve the Minutes as presented Larry seconded, motion carried.

**Treasurer's Report:**

Randy presented the following analysis of our February 2022 Income Statement:

Income of \$ 6,382 was up \$ **5,548** over budget due to fines and late/legal fees collected. Expenses of \$ 60,736 was \$ **50,384** over budgeted amount as a contribution from 2021 net operating profit approved by the Board was made to our Reserve Account. Other than this major deviation, monthly expenses were in line with the February budget.

Year-to date Income is up by \$ 10,320 and Expenses (other than extra \$ 50,000 Reserve Contribution are up about \$ 2,000. YTD Net Income is almost \$ 6,000. Our Accounts Receivable balance decreased about \$ 2,000 to \$ **79,950** this month. January dues were not received by 2-28-2022 for 24 members accounting for \$ 3,600 of total receivables.

Five accounts are between \$ 9,343 and \$ 19,145 totaling just over \$ 62,000 or 77.5% of all receivables. Four accounts are between \$ 1,125 and \$ 4,400 or 11.9% of total receivables. Of the remaining of receivables, 30 are between \$ 105 and \$ 500 and 20 are less than \$100.

Larry stated the amount in the Repairs and Maintenance of \$1,312.80 was for snow removal which they did a great job.

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

**Committee Reports:**

**a) Architectural Control Committee:** Kevin is on the road. Larry reported that there is one on Hogan for concrete that needs more information from the owner. It appears she over the

property line with her project. We can approve this if she gets and ok from her neighbor. She filed a very general ACC and has put in a rock garden. It appears to be fine but in the future we need to require more detailed descriptions.

**b) Compliance Committee:** Darrol reported things are going pretty well, as the construction winds down. Numbers of cans left out is down, Upcoming issues are driveways. We'll have an attractive area when the construction is complete.

**c) Roads/Signs:** Larry reported that Hogan and East Sarazen are being paved. The Landscapers have been hydroseeding on West Sarazen. Septics will be decommissioned and lawns restored. Replacement Street Signs are in and Kevin will install.

**Speed Limit Monitors:** We have requested a grant from the City of Lacey for \$2,500. We tabled this last month until we see how the speed bumps slow the traffic down. Scott stated that we can't put this on the back burner if we get the grant. We will follow this.

#### **Old Business:**

**a) Lacey Road Updates:** On schedule to be completed by November 2022.

**b) Storm Drain Inspection PH1:** Will be done when there is decent weather.

**c) \$170,000 to Lacey:** Larry asked for an update of the expenditures, no response.

#### **New Business:**

**a) Armour Street vs. Avenue.** By Lacey Code, Streets run North and South and Avenues run East and West, and Drive is diagonal. **Randy made a motion to replace the sign from Avenue to Street as per the plat and City code. Peter seconded. Motion carried.** Larry will contact the City of Lacey for them to correct the sign per their City Code.

**b) Concrete Contractor:** Kevin invited Concrete 360 to present to the Board in February. Larry suggested that we designate Concrete 360 as an Association contractor for concrete work. They did a project for Larry and did a fantastic job. Discussed language to present to the homeowners. They are licensed and bonded. Very professional. If there are other contractors that would like to be verified, they can present to the board. This will be presented in the Newsletter and on the Webpage. **Randy moved that 360 Concrete be our verified concrete contractor, Pam seconded. Motion carried.**

**Next Meeting: The meeting will be April 21, 2022, 6:00 pm.**

**Executive Session: Darrol moved to go into Executive Session at 6:32 p.m., Peter seconded. Motion carried. Recording turned off.**

**Randy moved to vacate Executive Session at 7:18 p.m., and Peter seconded. Motion carried. Recording turned on.**

**Randy moved to approve actions discussed in Executive Session, and Darrol seconded. Motion carried.**

Darrol mentioned that Lacey is having their HOA meeting, March 30, 6:30-8:00.

**Darrol moved to adjourn, Larry seconded. Adjourned at 6:51 pm.**

Submitted By:

Pam Dittloff, Secretary