

**Capitol City Golf Club Estates Board of Trustees Meeting**  
**April 21, 2022, VIS**  
**6:00 pm**  
**MINUTES**

**Board Members Present:** Larry Dittloff, Pam Dittloff, Darrol Steiner, Kevin Raeson, 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 Puget Sound Energy to Roads and Signs Report, Neighborhood Grant Application to Old Business, and Award Reserve Study and Boundary Line Adjustment to New Business. Peter asked to add New Grass to New Business. Larry motioned to accept the Agenda as amended, Darrol seconded, motion carried.

**Approval of Meeting Minutes for March:** Darrol corrected the date of the next meeting. Darrol moved to approve the Minutes as amended, Larry seconded, motion carried.

**Treasurer's Report:**

Larry presented the March report.

Operating Funds: **\$94,599.62** (down because of excess transferred of \$50,000 to Reserve Fund).

Reserve Funds: **\$219,429.93 increased from \$162,597 in February.**

Accounts Receivable: **\$68,000.34 decreased from \$81,883 in February.**

**Total Assets: \$382,029.89 vs. \$393,250 for February with difference of \$11,229 with expenses for March being \$16,147.08 with a Budget of \$10,351.50 with \$8,058.11 being write offs.**

Total Expenses YTD: **\$89,100.56** skewed because of \$50,000 transfer to Reserve

**\$39,100.56 = 27% of yearly budget of \$143,518.10 25% of Budget Year \$35,879.25 \$3,221.31 over.**

Affecting Deficit: Bad Debt Write Offs of **\$6,978.10 over projections**

**\$1,872.15 over in Legal.**

**\$121.10 over in Sign Maintenance.**

**\$377.01 in Electricity for two new lights.**

Total Income: **\$82,595.15** is 57% of our yearly Budget for income of **\$143,760** or we are

**\$13,215.13** ahead of projections for 25% of 2022. Accounts Receivable: \$68,070.34 down from \$81,883 in February

**Barry 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 is one outstanding application. They need to determine the lot line. Approving new color applications is difficult without a color scheme.

**b) Compliance Committee:** Darrol reported everyone is excited for the end of the city project. Trash cans left out is down. Should be an interesting Spring.

**c) Roads/Signs:** Kevin reported that the Street Signs are installed. Sign at Hogan and 63<sup>rd</sup>, the post was buried 6' deep. Replaced post to new location. Raeson was hired to move the sign. Mailbox by Kevin's house was moved closer to the road so people weren't driving on the lawn. Talked to Jason, City of Lacey regarding how much money was left from the HOA. Need documentation. They added two drywells and possibly a catch basin. Kevin said it may have been verbal but he has emails. There has not been a discussion of the cost of the work. Kevin to send copies of emails to Larry.

Peter brought up the speed bumps and how high they are and the striping on them. They are also wider. The striping is temporary. Will contact the City.

PSE may install the two new street lights by this summer.

Finishing fill in dirt. There is water collecting on the roadway with the city addressing some areas.

## **Old Business:**

**a) Lacey Road Updates:** Ahead of schedule.

**b) Storm Drain Inspection PH1:** Kevin will complete..

**C) Speed Bump Addition.** Working with the City.

**D) Neighborhood Grant:** Received grant of \$2,500 for Speed Indicator. Deadline is December 31,2022. Discussion followed. Keven moved to put the Speed Indicator project on hold until June, Darrol seconded. Motion carried.

## **New Business:**

**a) Reserve Study:** Received Bid Options from Association Reserves. \$800 same as last year, same company. Darrol made a motion to accept the proposal, Peter seconded. Motion carried.

**b) New Logo:** Larry presented logos that he and Maureen Meade have been working on. The Board Reviewed options and approved two options of the same logo. Larry will send the final to the Board for approval.

**c) Award of Excellence for lawns:** This would be positive reinforcement for maintaining nice yard. Discussion followed. Larry will develop a "Yard of the Month".

**d) Community Event:** Since Randy was excused, this was tabled until next month.

**e) Grass:** Peter brought up that they have hydroseeded and then covered with dirt. Kevin told him to contact Kevin at the City of Lacey.

**f) BLA:** A property which sold recently has encroached onto the Golf Course 50 feet with landscaping. They have been in contact with the Golf Course. They would need to do a Boundary Line Adjustment to clean up the ownership. This is between the new owner and the GC.

**Next Meeting: The meeting will be May 24, 2022, 6:00 pm. at VIS.**

**Executive Session: Kevin moved to go into Executive Session at 7:10 p.m., Peter seconded. Motion carried. Recording turned off.**

**Kevin moved to vacate Executive Session at 7:47 p.m., and Darrol seconded. Motion carried. Recording turned on.**

**Kevin motioned to go to Foreclosure on Lot 334, Barry seconded. Motion carried.**

**Kevin moved to accept all decisions discussed in Executive Session, and Darrol seconded. Motion carried.**

**Kevin moved to adjourn, Larry seconded. Adjourned at 7:51 pm.**

Submitted By:

Pam Dittloff, Secretary