

**Capitol City Golf Club Estates Board of Trustees Meeting**  
**May 24, 2022, VIS**  
**6:00 pm**  
**MINUTES**

**Board Members Present:** Larry Dittloff, Pam Dittloff, Darrol Steiner, Kevin Raeson, and Randy Luke.

**VIS Representatives Present:** Scott Roth.

**Members Present:** Chuck and Michelle Hill

**Quorum declared by President Larry Dittloff.**

**Open Forum:** Waived

**The meeting was called to order at 6:01 p.m.**

**Approval of Agenda:** Larry asked to add G) Mixer to Old Business. Darrol motioned to accept the Agenda as amended, Kevin seconded, motion carried.

**Approval of Meeting Minutes for April:** Darrol corrected the spelling of Boundary. Darrol moved to approve the Minutes as amended, Kevin seconded, motion carried.

**Treasurer's Report:** Moved to after Committee Reports.

**Barry**

**Committee Reports:**

**a) Architectural Control Committee:** New homeowner has painted his house red without an ACC. Letter has been sent. Kevin reported all other ACC have been approved. No issues that couldn't be addressed. Need a color wheel. This can be address in a new policy. Committee will make the decision. Scott advised Kevin to get in touch with Julian at Behr for a color wheel. A homeowner who just put in a rock garden found there is a 10' easement across the front of her property. She is putting stepping stones along the side of the house.

**b) Compliance Committee:** Darrol reported things are looking great. There is an improvement of trash cans being left out. Most basketball hoops are OK but some are on the asphalt. People are changing and taking care of lawns. Next months focus will be on landscaping.

**c) Roads/Signs:** Kevin reported that the City sent out the last months work report. The will paint the speed bumps and finalize seeding and abandoning septic. Sent pictures of ponding on West Sarazen. City is working on filling those. He located the drywells. Haven't received accounting of \$170,00 in phase one. Street lights are still scheduled to be installed on 63<sup>rd</sup> and on E. 58<sup>th</sup>.

Speed limit monitors tabled until June. People slowing down with speed bumps. City lowered speed bumps on E. Sarazen.

## **Treasurer's Report:**

**Randy presented April, 2022 report:**

### **Basically no major changes from March Report**

**Income** of \$4,085 was up **\$3,252** over budget due to fines and late/legal fees collected. **Expenses** of \$11,746 was **\$504** under budgeted amount due to no payments for budgeted taxes and insurance offsetting increases of Legal and Repairs / Maintenance. et. By the same comparison, net income was down about \$7,600

Year-to date Income is up by \$16,467 and Expenses (other than extra \$50,000 Reserve Contribution) are up about \$7,500. YTD Net Income is down by \$41,073 due to the Reserve Contribution .

Our Accounts Receivable balance remained about the same from March at **\$68,485**.

Four accounts are between \$9,119 and \$20,725 totaling just over \$50,000 or 73% of receivables. Four accounts are between \$1,494 and \$4,214 (\$11,500) or 17% of total receivables. Of the remaining of receivables, 17 are between \$100 and \$620; and 22 are less than \$100.

The Electrical is skewed because of adding two lights. County road values for taxes were down during construction. Confident we will get a refund from the City of Lacey for the funds forwarded for stormwater run off improvements.

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

### **Old Business:**

- a) Lacey Road Updates:** Covered
- b) Storm Drain Inspection PH1:** Kevin will finalize when weather is better.
- C) Speed Bump Addition.** Contractor will be painting.
- D) Neighborhood Grant:** Deadline is December 31,2022. Put the Speed Indicator project on hold until June.
- E). New Logo:** Discussion followed. Pam moved to accept Black Lettering of "Capitol City" and Black cup, Red flag. Darrol seconded. Motion passed.
- F). Award of Excellence:** Discussed "Lawn of the Month" with an award for the East side and one for the East side. Cost of signs is about \$200. The CCR's do not allow signs in yards. Idea is withdrawn.
- G). Mixer-August 10<sup>th</sup>.** Randy moved to go forward with Summer Mixer, Darrol seconded. Motion carried.

**New Business:**

**a) Homeowners Complaint of Assessments and Use of Money:** The following corrected information was provided to the homeowner:

1. Speed limit was raised from 15 to 20 to allow Thurston County Sheriff to patrol.
2. The Board has also sent complaints to the City regarding the speed issues with the contractors.
3. A Lawyer has not been hired to deal with the City of Lacey owned lot.
4. The financials are always posted to the portal and the Board is transparent in its transactions.

**Next Meeting: The meeting will be June 16, 2022, 6:00 pm. at VIS.**

**Executive Session: Darrol moved to go into Executive Session at 7:03 p.m., Kevin seconded. Motion carried. Recording turned off.**

**Darrol moved to vacate Executive Session at 7:40 p.m., and Randy seconded. Motion carried. Recording turned on.**

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

**Darrol moved to adjourn, Randy seconded. Adjourned at 7:50 pm.**

Submitted By:

Pam Dittloff, Secretary