

**Capitol City Golf Club Estates Board of Trustees Meeting
September 15, 2022, VIS
6:00 pm
MINUTES**

Board Members Present: Larry Dittloff, Pam Dittloff, Randy Luke, Kevin Rae, Darrol Steiner, and Barry Upton. Peter Sweet by Zoom.

VIS Representatives Present: Scott Roth.

Members: Present: None

Quorum declared by President Larry Dittloff.

Open Forum: Waived

The meeting was called to order at 5:58 p.m.

Approval of Agenda: Kevin motioned to accept the Agenda with the addition of Ad Hoc Paint Palette to Committee Reports, Darrol seconded, motion carried.

Approval of Meeting Minutes for August: Kevin moved to approve the Minutes as corrected, Kevin seconded, motion carried.

Treasurer's Report:

Randy presented Month of August, 2021

Income of \$ 4,779 was up \$ **3,945** over budget due to fines and legal fees collected. Expenses of \$ 12,656 was \$ 1,955 over budgeted amount mainly because we expensed the costs of the Open House.

Year-to date actual income **is up almost \$ 20,000** and YTD expenses are up \$ 58,632 due to extra Reserve Transfer of \$ 67,000 in March.. Taking this out, YTD actual Net Operating Income is almost \$ **12,000**. YTD Net Income is up \$ 28,000 from budget.

Our Accounts Receivable balance remained at \$ 60,400 this month because 31 accounts had not paid their 2nd half dues by the end of August amounting to about \$ 5,000 or about 8.3% of all receivables.

Note on 2022 Draft Budget: Looks very much in order and good to me. Pretty much a carbon copy of 2021.

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

Committee Reports:

a) Architectural Control Committee: Kevin reported several applications have been processed. Most have been approved, including Lot 51. Noticing (bright) Blue colors seems to be popular. Saw another bright blue house tonight, We need a color palette

for consistency. Larry met with Steve McNally (CCGC) and did talk about the concession stand and the painting of Fire Pit. He will inform us in the future of changes being made on the course. The meeting went well. One roofing project which is black.

b) Compliance Committee: Darrol reported there is a lot of \$40 fines. Members have received the fine schedule in the policy. We'll see if there is improvement as we move into fall. Lot on Oakmont has trimmed trees and sight is ok. Golf course will clean up strip on Armour.

c) Roads/Signs: Kevin has not heard back from the City of Lacey regarding the refund. Will call them tomorrow. Armour Drive signs will be installed Wednesday. Speed bumps on West Sarazen seemed to be working. We need to look at installing speed bumps on Congressional, East Sarazen and Sarazen. Larry asked if it was time to pump the drywells in Phase 1. Kevin said it's not needed at this time, usually we do it every 3 years. Not that much debris and the dry weather has helped. When he surveyed Phase 1, didn't see any problems

Received a complaint regarding the Chambers Prairie Elementary and parents picking up students. Apparently turning around in driveways and parking. Discussion followed. Suggested we address this with the School. Designated pick area should be discussed. Set up an informal meeting with the Principal. Barry will video on Monday and send to Scott for distribution. Will make an appointment with the Principal.

- **Speed Monitors:** Tabled until October.
- **PSE Lights:** Finally scheduling to be installed.

d) Ad Hoc Paint Palette Committee: The Committee looked at Campus Meadows palette. Larry is drafting s policy. The Committee presented the American Casual, Timeless Appeal, Modern Views, and Refined Craft. The Palettes were approved. Larry will incorporate Peter's recommendation and will have the next version out soon. When the policy is final, will run by the attorney. Larry thanked Peter for his input.

Old Business:

- a) Lacey Road Updates:** Will follow up with the City,
- b) Storm Drain Inspection PH1:** Kevin completed.
- c) Lawns of the Quarter:** Larry awarded Lowe's \$50 gift certificate to 6210 St. Andrews Street and will write an article for the newsletter. This is a renter who has been there for 10 years. Discussion followed regarding if the owner or renter should receive the gift certificate.
- d) Mailbox and Sign Cleaning:** Completed.
- e) Behr Color Palette:** The Committee presented the American Casual, Timeless Appeal, Modern Views, and Refined Craft. The Palettes were approved.
- f) Grass Trimming around street signs:** Still waiting on bids.

New Business:

- a) Lot maintenance ability of the Association:** The Association

Next Meeting: The meeting will be October 20th, 2022, 6:00 pm. at VIS.

Executive Session: Kevin moved to go into Executive Session at 6:44 p.m., Randy seconded. Motion carried. Recording turned off.

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

Kevin moved to act upon the eighteen homeowner requests that were discussed in Executive Session, and Darrol seconded. Motion carried.

Barry moved to grant reasonable accommodations to the request for a service animal, Kevin seconded. Motion carried.

Randy moved to adjourn, Darrol seconded. Adjourned at 7:54 pm.

Submitted By:
Pam Dittloff, Secretary