



## CAPITOL CITY GOLF CLUB ESTATES

### BOARD OF TRUSTEES MEETING

AUGUST 16, 2018

**Board Members:** Larry Dittloff, President; Darrelyn Nuesca, Vice President; Randy Luke, Treasurer; Christina Tremper, Secretary; Ed Obie, Trustee; Darrol Steiner, Trustee

**Management Company:** Sahara Burson / VIS Group, Inc.

**Homeowners in Attendance:** Lot 123 – Attending only – nothing to speak to the board about.

**Call to Order:** President Larry Dittloff called the meeting to order at 6:20pm after a quorum was established.

**Approval of July 18, 2018 Meeting Minutes:** Larry Dittloff made a motion to approve the July meeting minutes. Ed Obie seconded. **Motion Passed**

#### **Committee Reports:**

- a) **Architectural Committee** – Darrelyn Nuesca reported on three separate lots (Lots 95, 34, and 187) and a discussion followed about Lot 187 regarding easements in relation to the golf course property lines. Lots 95 and 34 were approved, but Lot 187 may require additional information prior to approval.
- b) **Compliance Committee** – Ed Obie reported that he, Larry Dittloff and Sahara Burson drove throughout the community to look for compliance issues. The following lots had a few challenges:

Lot 11 – Construction Vehicle and Parking Violation from three cars parking on the lawn.

Lot 108 – Business being run out of the home. Neighbor has complained.

Lot 129 – Brotherton issue, rental sub-divided. Has three cars and unmarked car in driveway.

Lot 157 – Parking on the lawn and complaint of overgrown tree limbs hitting cars as they drive past the property.

Lot 66 – Large 5<sup>th</sup> Wheel Trailer being parked in the cut-out.

Lot - Coffee stand trailer parked in front yard.  
Lot 92 – Car parked in street (Red Ford)

Ed Obie brought up the subject of which homes are rentals and obtaining information on who the renters are. Obviously, off-site addresses would denote which houses are most likely rentals. (Added to next meeting agenda.)

**Roads & Signs Committee** – Larry Dittloff reported that the rest of the street signs, yield and stop signs were all ordered and should be installed by the end of September. A discussion then followed about current road repairs needed due to large cracks. The dollar amount of \$20-\$25,000 was thrown out as an estimate. Delaminations are seen in many areas. David Luhr is working on getting estimates from three different companies to see what the repairs would cost. If not repaired, they will eventually become pot holes. All options are being looked at in order to save money. The findings of the past reserve study done a while ago and the information that was compiled by David Luhr and Randy Luke are very close.

**Ad Hoc CC&R and Bylaw Committee** – Larry Dittloff reported that the new set of CC&R's/Bylaws have now been approved by the attorney. The committee has been working for about 2 years on this project and it has taken a lot of hard work to get it done. Per Darrelyn Nuesca, the attorney really helped to streamline the process and did an excellent job. The board will receive the new CC&R's/Bylaws electronically before our community members receive it in November at our annual meeting.

**Treasurer's Report** – Randy Luke reported on the status of the last 7 months of financials. Everything seems to be going well. See attached Treasurer's Report. Darrelyn Nuesca made a motion to accept the Treasurer's Report. Darrol Steiner seconded. **Motion Passed**

**Management Company Report** – Sahara Burson of VIS Group, Inc reported that things are going well. Christine is no longer with VIS Group.

**Old Business** – Larry Dittloff reported that street sweeping was now complete after missing some areas and redoing them. Darrelyn Nuesca asked when the mailboxes would be cleaned again. Usually done once per year by Steve Bradley.

**New Business** – Not much new business to report.

Darrelyn Nuesca made a motion to enter into Executive session to discuss personal account issues or challenges. Ed Obie seconded. **Motion Passed**

*(Executive Session Followed)*