

Capitol City Golf Club Estates Board of Trustees Meeting
January 16, 2020 at VIS Group, INC
6:00 pm
MINUTES

Homeowners Present: Representatives of SOLA program; Barry Hanson, Kaitlyn, and Amy were present and discussed any issues. Parking remains an issue but they are working on it. Two cars can park in the driveway for extended periods. There are four clients with moderate needs and at least two staff 24/7. Managers, medical and social services, guardians, and visitors are there for short times. There are typically three caregivers and two at night. They want to be part of the neighborhood. They have talked with the neighbor and Larry will contact him. A solution would be to park one car behind the fence. The Van, which is oversized, is parked in the garage.

Quorum declared by Past President Larry Dittloff and the meeting called to order at 6:20 p.m.

Board Members Present: Larry Dittloff, Pam Dittloff, John Leo, Randy Luke, Kevin Rae, Darrol Steiner and Peter Sweet.

VIS Representatives Present: Scott Roth.

Approval of Agenda: Kevin moved to approve the Agenda, Darrol seconded, motion passed.

Approval of Meeting Minutes: Darrol moved to accept the Minutes as presented, Kevin seconded, motion passed.

Treasurer's Report: Deferred until Randy arrives.

Committee Reports:

a) Architectural Control Committee: Kevin reported there were few applications last month, one for a fence/gate.

b) Compliance Committee: Darrol reported the drive around Tuesday was cancelled due to weather and will be on Friday at 10:00 a.m. The motorhome that was parked in the street in front of Lot 290 has moved. There were 3 people living in it. Larry ticketed it with the time and date and that it had 24 hours to move. This was in the Compliance Policy. There was a question about Lot 106 which the committee will look at tomorrow. The 5th wheel on West Sarazen is being sold.

c) Roads/Signs: Kevin reported that the approved move of the Stop Sign on Cotton hasn't been completed because he has been unable to contact the owner on the corner. He got the phone number and will call. A painted "Stop" on the street will also be added when weather allows.

Kevin, Larry and Peter met with the City of Lacey regarding the CCGCE drainage issues. The City is out to bid on Phase 1. We have not signed an agreement to install the drainage.

Once signed, we believe it will be an addendum to their contract. Jason indicated that the cost will be approximately \$10,000 per unit and there are 12 to 15. The agreement is with the Attorney's for approval. We will take the \$160,000 from Reserves. Kevin stated that we need to keep the owners on phase one of up to date of schedules and timelines and that there will be interruptions to their water and roads.

Kevin made a Resolve that the Board authorize Larry to sign on behalf of the HOA for installation of storm basin and drywells for an amount not to exceed \$160,000 after approval of the Agreement by the Attorneys. John seconded, Resolve passed.

d) Ad Hoc CCR & Bylaw Re-write and Enforcement Policy: Our Attorney has made an offer to the Golf Course and is near resolution. Put most of the requirements in the CCR's but may still have a side agreement.

Treasurer's Report: Randy presented the Report. CCGCE financial status is good in view of the 2019 budget vs actual with net income up by over \$16,000. Much of this is due to not doing any street maintenance due to pending city of Lacey water/Sewer project. Much of the net can be applied to Reserves and/or Drainage Repairs. Randy compared the Balance Sheets for 2018 and 2017 YTD and discussed accruals vs. cash accounting. Larry questioned where the difference of \$6,732 is applied. **Kevin made a motion to accept the Treasurer's Report and was seconded by Darrol. Motion passed.**

Old Business: Enforcement Policy Changes. Discussed wording of Rules and Regulations. Rules and Regulations further define CCR's. Leaving title as is. 2nd Page adding "Potential Violations may include, but are not limited to:" External Appearance Number 4, current CCR's are 4 feet. Change to 4 feet and add after height "variances up to six (6) feet in height must be approved by the ACC". **Number six, Garbage container should be stored next** Parking, Number 4, take out the parenthesis and leave second paragraph. Number 6, change $\frac{3}{4}$ ton to 10,000 GVW and remove "marked commercial vehicles".

Randy moved to accept changes as presented, Kevin seconded. Motion passed.

New Business:

House at 6107 Hit by Car: Larry talked to the owner and the renter (who has been there for twenty years) about the accident. The car was going 125 mph when it left the roadway. There is a retaining wall that stops short of this house. The owner said that the house has been hit 4 or 5 times. Kevin contacted the City and Sheriff and requested past accident information. Darrol made a Resolve that Streets and Signs Committee petition the City of Lacey to provide additional vehicular safety measures for the house. Peter seconded, Resolve passed.

Catch Basin Clean Out: Received a quote from FloHawks in the amount of \$7,631. Kevin moved to accept the quote from FloHawk, Randy seconded. Discussion followed. Last time the bills was more because of tonnage for disposal which could be the same this time. This is a know vendor and has done work for the HOA before. Motion passed.

Next Meeting: February 20, 2020, 6:00 PM, at VIS Group, INC.

Executive Session: Darrol moved to go into Executive Session, Randy seconded. Motion passed.

Kevin moved to vacate Executive Session, Darrol seconded. Motion passed.

Randy motioned to accept actions that were discussed in executive session, Kevin seconded. Motion passed.

Darrol moved to adjourn, John seconded. Adjourned at 8:10 p.m.

Submitted By:
Pam Dittloff, Secretary