

**Capitol City Golf Club Estates Board of Trustees Meeting  
July 11th, 2019 at VIS Group, INC  
6:00 pm  
AGENDA AND DISCUSSION**

**Open Homeowner Forum:**

Darrellyn Nuesca addressed the Board regarding a variance on the type of outbuilding that she is interested in purchasing. Kevin reiterated that it would need to follow the CCR's and the goal to keep continuity in the community. She can apply for a variance, but it would probably be denied.

Jason Kashani, Utility Engineer, and Peter Brooks, Lacey Water Resource Manager, presented the proposal from the City to install new water and sewer lines and that homeowners can hook up to sewer at no cost if they sign up by the end of September. Projected timeframe is Design in the Fall, Bid Winter, and start in the Spring. Paving would be late fall. Lacey is holding an informational meeting July 17, at 6:30 p.m. in the Chambers Prairie Elementary School.

**Quorum declared by President Larry Dittloff and the meeting called to order at 6:33 p.m.**

**Board Members Present:** Larry Dittloff, Darrol Steiner, Keven Rae, John Leo

**Excused:** Ed Obie

**VIS Representatives Present:** Sahara Burson

**Homeowners Present:** Darrellyn Nuesca

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

**Approval of Meeting Minutes:** Darrol moved to approve the Minutes as written, Kevin seconded, motion passed.

**Treasurer's Report:** Randy reported Receivables down 16%. Bills are out for second half dues. A question was raised regarding Expenses of \$544.00 for All Things Dirt, this was for the snow plow. There is nothing for Community Enrichment because no one wanted to take anything on. This was moved to Miscellaneous Expense along with Annual Meeting.

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

**New Business**

**a) Homeowner Requests** A request was made to make an account adjustment. Discussion followed. Randy made a motion to provide a refund of \$200.00. Darrol seconded. Motion passed.

**b)** A homeowner came in and talked with Sahara regarding a parked Kubota. The owner has not paid their dues. Discussion followed. John made a motion to deny request, Kevin seconded. Motion passed.

### **Committee Reports:**

**a) Architectural Control Committee:** Kevin reported there were 8 applications, 7 approved (Solar Panels, Paint), and 1 denied. There were trees removed without an ACC Application. The picket fence was approved. Members who have applied for ACC are pleased with the process. John asked if his neighbor had applied for a concrete driveway and Kevin has not seen an application. Larry explained that in 2015 when they could assess fines, they grandfathered what was already there, but from that time forward everyone would have to follow the CCR's.

**b) Compliance Committee:** Darrol reported the drive around was a little over 2 hours. Lawn maintenance was the biggest issue. Darrol will follow up with an article for the newsletter. Adjacent parking still an issue. Larry talked to Steve regarding the deep rough on the course and the dandelions, but Steve was noncommittal about changing anything. Larry said that Steve also said that they would not be moving their tent until next year.

**c) Roads/Signs:** Randy is the Chair of the committee and Kevin is on the committee. There was nothing to report in light of the City's complete resurfacing of the streets in 2020.

#### **d) Ad Hoc CCR & Bylaw Re-write**

There was nothing to report as the Declarations are now with the Board.

### **Old Business**

#### **Amended Declaration:**

A Section by Section discussion ensued:

#### **Declarations:**

All of the June 15, 2019 version of the Declaration was accepted up to section 7.78 with several slight modifications:

7.7.8 The parking issue was clarified. If you do not have cut-outs or adjacent parking, you can park up to four cars in the driveway if you are parking legally.

7.8 Garbage and Rubbish the Board felt that the language in this section was too harsh. Discussion followed. Larry made a motion to delete the screening and rewrite to *"Owners shall make a reasonable effort to conceal from view of all equipment, garbage and rubbish cans, woodpiles, or storage piles, from public view. Garbage, lawn waste and Recycle bins shall be removed within 24 hours after pick up"*. Darrol seconded. Motion passed with 1 nay.

7.8.2 Firewood. Stacking of wood next to the house is a fire hazard. It was suggested to check with the fire department. Language stayed as written.

7.9 Exterior Appearance. Language stayed as written.

8 Architectural Control: Discussion followed.

8.5.2 Larry proposed different language as follows:

All exterior materials and finishes must be compatible and in good taste with existing structures in the area which are shades of white, gray, earth tones and pastels with no specific colors specified. This includes siding, roofing, driveways, patios, trellises, decks, etc. Home facades to the street must have a minimum of two colors, one body, and one trim color. Any Accessory Building shall be painted or stained in the same color and compatible to the house. For fences, no paint or stain colors other than those which are complimentary to the color of the main Dwelling Unit will be approved. All sides of the structure must be painted or stained uniformly in the same color. All painting and staining even if painting the same color must be approved by the ACC.

Kevin made a motion to accept alternative language, Darrol seconded. Motion passed.

8.5.4 Building Location. Proposed language: Any trailer or RV stored on an Adjacent Parking Area must be set back twenty-five (25) feet from the front of the property line.

8.5.5 Fences and Walls. Proposed adding Block retaining walls and approval from the ACC.

9.7 Entry into Lots.... Deleted.

10.2 Association Meetings and Quorum. Corrected language.

Discussion followed regarding Title Companies and letters to new homeowners making sure they include information on HOA.

Randy made a motion that the Board accept the Amended and Restated Declaration for Capitol City Golf Club Estates with the Board changes. Darrol seconded. Motion passed.

Announced that David Silver has left the Barker Martin Law Firm and Marilyn Hawkins is taking his place as our Representative Attorney.

**Next Meeting: August 15, 2019, 6 PM, VIS Office, 8617 Martin Way E**

**Kevin moved to adjourn, John seconded. Adjourned at 7:47 p.m.**

Submitted By:  
Pam Dittloff  
Acting Secretary

