

**Capitol City Golf Club Estates Board of Trustees Meeting
September 19, 2019 at VIS Group, INC
6:00 pm**

MINUTES

Open Homeowner Forum: Megan Eason requested \$35.00 fee be waived because her email was wrong, and she didn't receive the notice. , Molly Hamstreet-Edmon, Amy Dorsett-Landers, and Kaitlyn O'Hea were present to discuss the State-Operated Living Alternatives house (SOLA). Gary Flanders had questions regarding fencing and parking his utility trailer. Ellie Bevin stated her disappointment in receiving a Courtesy Letter about her trees two weeks after moving in. Felt it was not very welcoming. She did file a variance regarding trimming of the hedge. Michael Lippy said that no one is stopping at the stop sign on Cotton and E. Sarazen and believes that it is because the stop sign is 25' to 30' back from the intersection. It was noted that people are not stopping at many of the signs throughout the development. John McLaughlin questioned his letter he received regarding landscaping. He admitted he complicated the matter by not responding to the first letter. He was directed to file an appeal.

Quorum declared by President Larry Dittloff and the meeting called to order at 6:25 p.m.

Board Members Present: Larry Dittloff, Kevin Rae, John Leo, Randy Luke, Darrol Steiner

Excused: Ed Obie

VIS Representatives Present: Scott Roth

Homeowners Present: Megan Eason, Molly Hamstreet-Edmon, Amy Dorsett-Holly, Kaitlyn O'Hea, Gary Flanders, Ellie Bevin, Michael Lippy, and John McLaughlin.

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

Approval of Meeting Minutes: Kevin moved to accept the Minutes as submitted, Randy seconded, motion passed. Darrol abstained. John questioned the Declaration which is the same as present.

Treasurer's Report: Randy reported CCGCE financial status is good in view of 2019 budget vs actual. Especially in leu of dues increase to cover anticipated street maintenance and repairs which now appear to be minimal based on road work to be done by City of Lacey next year to install new water and sewer line. This will allow build-up of Reserve Account close to recommendation in current Reserve Study for CCGCE just released. Darrol reiterated that the Reserve is mandated by law and not extra money. John also stated that the Reserve is for Capitol Items.

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

Kevin made a motion to suspend the Agenda to allow DSHS to make a presentation on the SOLA house. Darrol seconded. Motion passed.

DSHS SOLA House: A brochure was presented to explain SOLA. There will be four individuals that rent the house, with individual 24-hour support. They did not know that the house was in an HOA and would like to build a relationship in the community. It was reiterated that there was construction without filing an ACC. Additionally, parking was a problem with too many cars. It was clarified that lack of communication created the issues and that the owner is responsible. Discussion followed.

Kevin made a motion to return to the Agenda, Randy seconded. Motion passed.

Committee Reports:

a) Architectural Control Committee: Kevin reported receiving applications for a garage door, fencing, storage shed, tree removal, landscaping and a deck (after it was completed) have been approved.

b) Compliance Committee: Larry reported on Darrol's behalf because he was on vacation in August. Landscaping and parking biggest issues. Making progress and being consistent. Received a complaint about a blind corner of East Sarazen and Cotton. City of Lacey is doing core sample, will set up a time to discuss project. John asked if he needed an ACC to remove shrubs and was told "yes" if it changes the appearance it needs an ACC Application.

c) Roads/Signs: Kevin drove around with Jason (City) to look at drainage issues. The City will not fix problem areas in the roadway, but we can negotiate with whoever the contractor is at the time they are repaving the roads. Randy asked about placement of street and stop signs, Kevin will check.

d) Ad Hoc CCR & Bylaw Re-write and Enforcement Policy: The attorney, Marlyn Hawkins is reviewing at no cost. Some lots are not adhering to the plat but at this point her comments are "Client Privilege" so cannot be shared at this time.

Old Business: CCR's will have to be reapproved by the Board when we have received them from the attorney.

New Business

a) Proposed 2020 Budget:

1. Propose Capitol Project-Community Bulletin Board. Cost would be \$2500 or less. Could come out of Reserves which was budgeted \$50,000 to fix cracks in roads.

Discussion followed. The dues are low compared to other HOA's. Budget ratification meeting set for November 21st, 2019. Law has changed and Notice of the Membership Meeting must be sent no more than 50 days before and not less than 14 days.

Next Meeting: October 17, 2019, 6 PM, VIS Office, 8617 Martin Way E

Executive Session: Kevin moved to take a 5 minutes break and then go into Executive Session, Darrol seconded. Motion passed.

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

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

There is not a requirement that Title Companies inform buyers of an HOA. It is the responsibility of the Broker and Agent.

Randy moved to adjourn, Kevin seconded. Adjourned at 8:23 p.m.

Submitted By:
Pam Dittloff
Acting Secretary