

Minutes
Capital City HOA Board Meeting
December 12, 2012

Present: Tom LaVack Jackie Rudnicki
Bob Moore Susan Derda
Debi Marmion

Call to Order: Tom called the meeting to order at 7:10pm.
Mike and Katie are absent.

COMMITTEE REPORTS:

Minutes: Jackie passed the last meeting minutes around for signatures after announcing the changes. Tom moved to have the minutes accepted and ----- seconded. Motion passed.

Financials: Susan broke down the bank balances, income, expenditures and any checks written for the last month.

Tom moved to pay the bills below and Bob seconded.

- a. Storm Water which was included in the property taxes that were paid.
- b. Larry Parker for yard work done vacant house.
- c. Puget Sound Energy
- d. Maureen Mead for Webpage and official lien and Release of Lien documents to be used in the computer.
- e. Stamps – Post Net

Susan and Jackie explained the delinquent breakdowns. We went As far as 2004 and formatted the year of delinquent and the last check we had on file to show the owner what we had. This will show them why they are delinquent and hopefully help with a payment plan if needed squelch any hard feelings that they may have.

We discussed what needs to be done with the dues that are outstanding.

- a. Tom wishes to try and contact these residents to make sure they understand why they are delinquent and to help with a

payment plan if needed. This would give him a chance to see if it is financial crisis or they just refuse to pay.

- b. It was agreed to hire SABA Commercial Services Collection Agency for those that absolutely refuse to pay Association dues.
- c. Liens will be initiated on all property that is in foreclosures.

Tom suggested that Jackie and Susan meet with him before the 2013 Invoices are mailed to make sure that they look professional.

Debbie suggested that we use a different color of paper to attach to the invoices. It was agreed to use pink as the color. Jackie will take care of the purchase.

Susan made a motion for the above and Jackie seconded it.

Bill Payer and Olympia Federal Bank issues

- a. Jackie talked with Oly Fed and apparently they will not allow Bill Payer because we have a two signature account and Jackie feels uncomfortable being the only one on the account
- b. She contacted Twin Co. CU and they sent info regarding dealing with them as they can accommodate our needs. Jackie and Tom will follow up with Twin Co. CU at the beginning of the New Year.
- c. Jackie and Tom suggested that we deal with one organization rather than having multiple accounts as interest rates are usually comparable.
- d. Debbie made mention that there might be penalties for withdrawing early. Jackie will follow up on that.

Tom motioned to approve the above and Susan seconded.

Architectural: No activity this month.

Neighborhood Watch: All was in favor of the fee for the printing cost of the safety books that were with the Newsletter.

Bob voiced his concern about the increase of crime and will be continually working on strategies and helpful safety hints for our community. One good suggestion was to make sure that there is a clear path to your door and it is visible from the road.

Enforcement: No new reports.

The brush pile issue on Lot ----- has been removed.

There is an issue with the visibility on the corner of 64th and 65th ave. because of overgrown bushes. Tom states he will look into the issue and bring it to the meeting.

Tom talked with the golf course owner about the voiding on the trees and fences where it can be observed by the residents and especially children who live alongside the golf course. He asked to provide email complaints and he will also be putting up a statement on the board at the golf club house. Katie has put her comment in the newsletter.

The golf club is continuing to work on the broken tree branches that are still hanging loose after the wind storm.

Roads and Signs: In regards to putting our webpage address on the mailboxes, Bob said that the post office was okay with a sign being placed anywhere on the mailboxes as long as it does not interfere with the opening or closing of those boxes (front and back). Bob and Tom made a few suggestions about how to continue with this project and will be working on the type of signs that would be appropriate.

There was some question regarding the actual correct Webpage address. Jackie will get a hold of Maureen to find out the actual Webpage address.

IPad's will be put on permanent hold until someone feels a need to resume the conversation.

Welcome Committee: Debbie brought questions regarding her new position.

- a. It was decided in previous meeting that the Budget would be approx. \$200 but can be negotiable the more involved she becomes.
- b. Would like to add a Capital Golf Club gift certificate of \$10 to promote community awareness.
- c. Add information about our summer picnic to the welcome basket.
- d. She is making home made bread
- e. Jackie gave her a new resident in the community.

Members brought cookies for the residents and personnel of Woodland Retirement Facility.

Jackie and Tom will take care of the drain/sweeping issues

Drop box issues will be taken up at another time.

New Business: Jackie put a motion on the table to change a by law to make it easier in regards to the dismissal of a board member who is verbally or physically abusive. Jackie will write up a proposal for the new criteria.

Tom suggests that we process a lien on the property that landlords/renters are behind on their dues and have not responded. Jackie will begin to fill out documents but states that the landlords usually don't have anything to lose unless they are selling their property. This subject will be left on the table for further discussion.

Meeting adjourned at 9pm

NEXT MEETING WILL BE JANUARY 9TH, 2013

