

**Capitol City Golf Club Estates Homeowners Association
Minutes of February 21, 2019 Board of Trustees Meeting
VIS Office
8617 Martin Way East
Lacey, WA 98516**

Board Members Present: Larry Dittloff, Randy Luke, Darroll Steiner, Kevin Rae, David Luhr
VIS Representatives Present: Sahara Burson

Board Members Absent: Ed Obie, John Leo

Open Forum: Started at 5:55.

- Robert Shartz (homeowner) asking for explanation about parking tickets. The Board recommended that he submit a request for a variance to allow him to park temporarily when necessary, and to take care of existing fine.
- Lot 52 has submitted a request for replacing their fence.

Call to Order/Establish a Quorum: With five members being present a Quorum was declared by the President at 6:15 pm and the Meeting was called to order.

Approval of Meeting Minutes: The minutes from the January 17, 2019 Board of Trustees Meeting were approved without dissent.

Committee Reports:

a) Architectural Control Committee

One request for fence replacement was received. It will be resubmitted.

b) Compliance Committee

Darroll reported that there is a long list of open issues, mostly parking. Kevin recommended a personal visit to make sure the issues of compliance are understood by the homeowners.

c) Streets & Signs Committee

Larry reported that two stop signs are down.

Dave will put together specs for the street maintenance work to be completed this spring. He will mark the patching areas as soon as the weather improves. April-May timeframe is proposed for the work, which is crack sealing and patching. Kevin knows some contractors that may be interested.

There were two contractors that submitted quotes for snow plowing during the recent storms. One was \$400 per hour, and the other was \$250 per hour. Larry arranged for the \$250 per hour, and he was done in two hours. Larry said he had received some positive comments from homeowners.

Randy made a motion that Steve Bradley be approved to clean the mailboxes for a bid of \$1,500. Darroll seconded, and the motion was approved 5-0.

Larry mentioned that we will need bids in the future for 1) repainting the speed bumps in summer, and 2) street sweeping in summer.

d) Ad Hoc CCR & Bylaw Re-Write

Larry laid out the steps for the re-write:

- There is a plan for an upcoming input session; possible venues are being checked.
- The Board will review the input.
- The re-write will be sent out again with ballots. 210 positive votes are needed.
- It will be on the agenda for the 2019 Annual Meeting to update from the 2005 CCRs and By-Laws.

Treasurer's Report:

Randy gave the Treasurer's Report. He stated that the first half of the annual dues are billed in January, so the Account Receivables are up to a more normal level. Currently only 10% have not paid the first billing, which is pretty good.

Larry asked for an update on who is currently doing a payment plan.

There is currently one account (James and Aaron Schwartz, who have moved) for \$910. Randy moved and Darroll seconded that the account be considered uncollectable. The motion passed 5-0.

Executive Session:

Kevin made a motion to go to Executive Session for the purpose of deciding various action items. Randy seconded the motion and it passed 5-0.

Items below refer to the Action Items document dated 2/21/19:

- Attorney Barker Martin reports that Lot #6 is being taken care of.
- Page 2: Can close out.
- Page 7: Darroll moved and Kevin seconded to waive \$25 and leave \$10 admin fee. Passed 5-0.
- Page 9: Kevin moved and Dave seconded to find out if check has been sent. Passed 5-0.
- Page 11: Kevin moved and Randy seconded to reject request. Passed 5-0.
- Page 13: Not clear if they had ACC for construction work.
- Page 15: Cleaned up yard and in compliance. Kevin moved for one-half of \$95, Darroll seconded. Passed 5-0.
- Page 22: Regarding \$650 in fines. Kevin moved to deny request, David seconded. Passed 5-0.

A motion was made by Randy to come out of Executive Session, which was seconded by Kevin and passed 5-0.

A motion was made by David to approve the decisions made in Executive Session. Darroll seconded the motion and it passed 6-0.

Kevin moved and Darroll seconded that the meeting be adjourned. The motion passed 5-0 and the meeting adjourned at 7:55 pm.

The next meeting of the Board will be held Thursday, March 21, 2019 at the VIS office.