



CAPITOL CITY GOLF CLUB ESTATES

BOARD OF TRUSTEES MEETING

JULY 18, 2018

Board Members: Larry Dittloff, President; Randy Luke, Treasurer; Christina Tremper, Secretary; Jayne Bradley, Trustee; Ed Obie, Trustee; Darrol Steiner, Trustee

Management Company: Sahara Burson / VIS Group, Inc

Homeowners in Attendance: None

Call to Order: President Larry Dittloff called the meeting to order at 6:13pm after a quorum was established.

Approval of June 21, 2018 Meeting Minutes: Larry Dittloff made a motion to approve the June meeting minutes. Ed Obie seconded. **Motion Passed**

Committee Reports:

- a) **Architectural Committee** – Not much to report. Things seem to be going well overall.
- b) **Compliance Committee** – Ed Obie reported that neither the fence on Lot 344 or the Roof on Lot 261 had turned in ACC forms prior to doing work. Larry Dittloff and Darrelyn Nuesca (via email) suggested that fines be sent out to both parties in hopes that the homeowners would file a complaint and then come in to further discuss their situations with the board. Lot 344 with the 6' fence, outlined in Article 2, Section G of our current Bylaw would incur a \$300.00 fine and Lot 261 with the replacement roof, outlined in Article 4, Section B of our Bylaws, would incur a \$100.00 fine. Larry Dittloff made a motion that we send a letters and fines to the owners of Lots 261 and 344. Jayne Bradley seconded. **Motion Passed**
- c) **Roads & Signs Committee** – Larry Dittloff reported that Steve Bradley has installed all signs but three of the tandem signs. He still needs the appropriate installation brackets for the tandem style signage. Larry also reported that Randy Luke has been working with David Luhrs to access the condition of the roads within our community. Randy and David assessed our roads on 7/1 and again on 7/8. Just to remind everyone - David works for the WSDOT and lives in our community on Lot 109. Randy reported about the process of accessing cracks. They measured

the exact square footage of our entire community with a measuring wheel. They looked specifically for cracks over ¼" in width. They noticed delaminations in the chip seal/gravel areas, especially on cul de sacs where larger trucks and hot days tend to pull it up. One cul de sac is down to the original layer or coating. He also reported that a good chip seal overlay should last approximately 10 years. Randy also showed his findings via slide show, which was very helpful. David Luhr is now in the process of putting together a report and researching options to repair or seal cracks. Overall, Randy felt that things were in pretty good shape.

- d) **Ad Hoc CC&R and Bylaw Committee** – Ed Obie reported that their committee met at his house and that the items are now back at the attorney's office. Larry Dittloff reported that the attorney stated that they are nearing the end and recommends they be sent out to the community to vote on.

Treasurer's Report – Randy Luke reported on June's financials and went over the last six month's Balance Sheet, Net Worth, Income Statement, and a summary of our seriously delinquent accounts and overall progress. (See Randy Luke's actual report). Larry Dittloff made a motion to accept Randy Luke's Treasurer's report. Ed Obie seconded. **Motion Passed**

Management Company Report – Sahara Burson of VIS Group, Inc reported that things were fairly quiet and going well.

Old Business

1. Street Sweeping took longer than anticipated due to a lot of debris on the roads and may have missed some of the cul de sacs.
2. House on St Andrew's Dr SE with the drain flooding issue is still complaining and has not found a solution. Jayne Bradley suggested putting it back into the homeowner's hands. The homeowner needs to file a complaint so we can have a formal discussion.
3. Still short some additional street signs after ordering more.

New Business – Sahara Burson reported that there have been many compliance violations.

Christina Tremper made a motion at 6:50pm to enter in to Executive Session to further discuss those fines and other things in more detail. Jayne Bradley seconded. **Motion Passed**

(Executive Session Followed)