

Cap City Golf Club Estates Homeowners Association
Annual Meeting Minutes
September 6
Chambers Prairie School

President, Mike Derda, called the meeting to order at 7:00pm. Attendees had signed in and picked up ballots upon entering.

Introductions: Mike introduced trustees Tom LaVack, Bob Moore, Katie McDaniel, Bud & Sandy McClintock and excused trustees unable to attend, Pat Buck and Jackie Rudnicki.

Agenda: Mike read through the agenda so attendees would understand the procedure.

Liens/delinquent dues: Tom LaVack explained the problem we are having with delinquent dues. Some are one or two years in arrears. Others are 4 or 5 years and some have never paid. He spoke of how unfair this is to those in the community that faithfully pay every year. He explained that according to the CC&R'S and By Laws, the dues are a **legal obligation**. Paying them is not optional.

He further said that, in the future, all residents with dues delinquent two years or more will have a lien placed on their home. This means the home cannot be sold until the lien is satisfied. It also damages that individual's credit.

One of the attendees, who came from another HOA said they used to take the issue to small claims court where they could attach an automobile, wages or anything of value that the homeowner owns. The board will research that possibility.

Neighborhood Watch: Bob Moore spoke with the group about organizing the neighborhood block watch. He explained that he was thinking the best way to do it and get everyone covered, was to use the block mailboxes as the cluster for each block to cover.

He assured everyone that there would be no weapons or patrolling, simply neighbors watching out for neighbors.

He told attendees how difficult it was for one person to do and asked for volunteers. Three attendees volunteered to assist Bob. They will begin meeting soon.

Voting Issues: There were three items on the ballot.

Fiscal Year Budget – Bud McClintock passed out the proposed budget for 2012-2013. Attendees voted to approve the budget.

Audit vs. Review – While the majority voted for a review, there were not enough present to constitute a quorum so the issue was tabled for a later date.

Election of Trustees – There were three positions to fill. Two were current trustees, running for re-election (Bob Moore and Katie McDaniel.) The board had placed the name of Susan Derda on the ballot to fill the slot vacated when Deb Laughery resigned.

A nomination of Debi Marmion was made from the floor.

The voting took place and Susan Derda was elected as trustee to fill the empty slot.

Issues from floor: Norm Buck spoke to the issue of not having a roads and signs committee. He also addressed renters saying that homeowners that have renters should have surcharges of some sort to assist in maintaining their properties or discourage owners from renting.

An audience member said they felt that could be approaching discrimination. But that our problems were with the owners not renters.

Bob Moore told about his next door neighbor who was a renter. For two years she had been paying her rent on time but the owner was not paying the mortgage payment. The home has been foreclosed on and the woman forced to move. Definitely a problem with owner not renter.

Adjourn: The meeting adjourned at 8:45 at which time the officer election meeting convened.