

**Minutes**  
**Capitol City HOA Board Meeting**  
**April 2, 2014**

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**Call to Order:** Tom called the meeting to order at 7:06pm.

**Minutes:** Katie explained that as there hadn't been a board meeting for three months, there were no minutes to approve.

**COMMITTEE REPORTS**

**Financial Reports:** Jackie and Susan passed out three months of financials and reconciliations and reported that as of April 1, there were still \$9120 outstanding dues.

Tom made a motion to accept the financial report as presented. Katie seconded. Motion passed.

**Dues/SABA:** Jackie asked if we should send out another letter explaining the addition of interest since Jan., 2014. It was agreed that the issue had been covered enough times with prior mailings and that another was redundant.

Jackie also said she needed to contact SABA to see if once a homeowner has declared bankruptcy, if the dues continue to accumulate.

**Architecture:** Bob reported one fence request on Congressional. Tom and Bob approved the request.

Deb reported that a Mr. Boyd wants to build a shed on his property on 6030 Armour Loop. Her husband, Ken, is going to build it. She had a drawing of the layout. Bob and Tom approved it.

**Enforcement:** Bob told of someone who complained about the "Hoarder" house. The man said he is going to try to sell his home in a couple of years and if he couldn't sell his home because of the condition of the offending property and if we (the HOA), didn't fix the problem he was going to sue us. Tom explained that there isn't anything we can do legally.

The Brotherton property was brought up again. Tom reminded us that, with the By Laws change, we now have a tool that allows us to enforce the CC&Rs that state we can

not convert a single family home into a duplex or triplex.

Joanna volunteered to visit the home and check, first hand, if it's being rented as a duplex. Once we can prove the property is in violation, we will proceed with our attorney and the fines.

**Welcome:** Deb reported that she has visited all the new residents she has received from Jackie (who is notified via title company's.)

**Newsletter:** Katie asked for info to cover in the newsletter. Deb suggested an article requesting info on any crimes in the community, detailing streets as well as types of crime.

**Golf Course Liaison:** Jayne reported that she had met with Steve McNally. He Offered to have his crew look at other trees as well as those they typically groom. He's willing to work with us. She'll keep on him.

## **NEW BUSINESS**

**Neighborhood Watch/** Bob reported that the recent meeting was small but successful. He and Tom have a follow up letter to go out to all that volunteered to assist. Katie will help with reproducing the letter for distribution.

**Helping Hands** At the joint Neighborhood Watch/Helping Hands meeting, Joanna handed out packets of info for people with needs. She gave each of the Trustees a copy of the packet for our reference.

**Spring Clean-up Bins:** The response to the bins last year was outstanding. There have been many requests for us to repeat it. Bob is looking into how we can do something similar but much less expensive this year. He's looking at early June. As soon as we have details Katie will do an early newsletter so all residents will have time to plan.

**Flooding:** Tom is doing a letter to go to homeowners that complain of flooding. March was the rainiest month on record so needless to say some property was affected.

**New Board Members:** As some terms are ending some will be leaving the area, there will be a few vacancies on the board and in officer's positions. Tom will contact Kristy (in the yellow house)

and Tom on 66<sup>th</sup> and see if they'll participate. Joanna will contact the new owner on Ruddell and 63<sup>rd</sup>. Joanna also tossed in her hat for the president's position.

**New Phone:**

Jackie reported that the new Association phone was up and running complete with edited voice mail. The number will be put in the newsletter again.

**Adjourn:**

**The meeting adjourned at 8:45pm**