

**Minutes**  
**Capitol City HOA Board Meeting**  
**August 7, 2013**

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**Present:** Tom LaVack                      Deb Marmion  
              Susan Derda                     Katie McDaniel  
              Bob Moore                         Mike Derda

**Call to Order:**            The meeting was called to order at 7:00pm

**Welcome Guests:**    Scott Schlatter & Ted Rickard, insurance agents. They made a presentation to the Board about both our community and directors/officers insurance plans. Mr. Schlatter represents Country Financial Insurance and presented a plan for the community insurance that appears to offer the same or better coverage at a lower price. Mr. Rickard, from Rainier Insurance, said he couldn't find anywhere in our current policy that stated it was actually a directors/Officers policy and would come to us with a suggestion soon.

**Minutes:**                Katie passed around the minutes from July which had already been emailed to the board. It was agreed that they were correct as written so were approved.

**Financials:**          Susan circulated the monthly statements and explained them. They were accepted as written.

**Roads/Signs:** No report.

**Welcome Committee:**    Deb Marmion passed out a list of new homeowners that she had contacted. Board members congratulated her for her work.

Deb suggested that we add a winter event to our summer party to help the community become more cohesive. She said perhaps a wine tasting or something similar. It will be brought up at the September Annual Meeting.

**Newsletter:**          Katie requested input for the newsletter. Various suggestions were reminders of the web site, the bill pay system we now have with TwinStar, complaints about speeders and the ability the new RCW amendment gives us. Katie explained that this newsletter would contain the announcement of the Annual Meeting, a ballot, tentative agenda, proxy and budget. It must be completed in received by our homeowners by August 25. She thanked Deb for the pictures and said how photos of community members really personalize the letter.

**Yard Sale:**            Jackie explained that the wrong dates had been in the newspaper but the right dates were on Craigs List so the results we more than satisfactory. Some people intended to also do it the following weekend.

**New Business:**

**Lawyer** – In the past, some people suggested that we hire a new lawyer. Tom and Joanna reviewed that option and decided that it was unwise and unnecessary to find a new one when we have one already that is so experienced with our community. We just need to use him better.

**Community Concerns** – Tom recognized John and Peggy Dunn, Ed and Naomi Obie and Wes and Val Kuhn all of whom live on Hogan. They were there to jointly complain about the Ross Comer home (Lot 110) and about what they felt was too little attention paid to correcting the situation.

Tom explained about his meeting with Mr. Comer, and his tenant, Ryan. In the meeting, he presented Mr. Comer and Ryan with multiple photos that showed the terrible condition of the home and yard and presented them with many emails complaining about the property. He said there were also many complaints about the high number of residents there. Ryan explained it was extended family (he, his wife, baby, mother in law, daughter and cousin) which they agreed was acceptable.

Tom explained how the board is more than frustrated with repeatedly dealing with this issue and that there would now be serious ramifications if the problem wasn't resolved.

Mr. Comer listed several steps that were being made. One is to paint the house. He brought samples of the colors chosen for approval. They are considering carving out an area that could be fenced for the kids and their toys.

Tom told them he, personally, would be inspecting the property weekly and hoped that would solve the problem.

The group also brought up the home on 63<sup>rd</sup> that has been converted to a duplex and is openly being rented out as such.

Katie introduced the new RCW amendment and gave the three couples a copy of it. It will be voted on at the Annual Meeting. If passed, it will give the HOA the authority to access a considerable fine for blatant disregard of the CC&R's and By Laws, file a lien if it's not paid and foreclose. That would surely change the game and assure compliance.

The Dunne's, Kuhn's and Obie's were very pleased with the option and said they would watch for results.

ADJOURN: The meeting adjourned at 9:00pm.