

**Minutes**  
**Capitol City HOA Board Meeting**  
**August 8, 2012**

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**Present:** Mike Derda                      Tom LaVack  
              Jackie Rudnicki                Katie McDaniel  
              Bud McClintock                    Pat Buck  
              Bob Moore                            Sandy McClintock

**Call to Order:**            Mike called the meeting to order at 7:00pm.

**Road Surface:**            Mike had received a concerned call from Joel Graham about the condition of the roads and children being injured in our community. He requested that it be a subject at the annual meeting. Mike told him that the community had voted for chip sealing the road as opposed to blacktopping which would cost in the millions.

**Secretary:**            Katie asked if everyone had read the minutes she'd emailed. She said it was a waste of paper to print one out for everyone if they'd already read them. She passed around one copy for everyone's signature if there were no changes to be made. Tom made a motion to approve the minutes. Mike 2<sup>nd</sup>. Motion passed.

**Financials:**            Bud handed out the monthly financials and the beginning of the budget to be presented at the Annual Meeting. Items that needed to be added to the budget were discussed and agreed on.

In addition to the standard monthly expenses, Mike turned in \$13.88 and \$108.70 for road bump painting. Jackie requested \$26 for mailing nuisance letters and lien research and Katie turned in \$197.90 for postage and labels for the newsletter and \$416.56 for printing the newsletter and 3 inserts. She explained that this time the mailing had been sent to all residents in the community (including renters) and to all owners living outside the community. She said it was important to communicate with all of them. So in the future the costs of the newsletter will go up slightly to cover the additional printing and posting.

The board discussed a reserve liability fund and to put it on hold until the state comes out with definitive requirements.

**Enforcement:** Pat will be checking for neglected properties in the community. Jackie will send Pat a form letter to send out to owners as needed.

Pat said that renters should also sign CC&R's.

Mike worked with attorney to send a letter to the lady on 64<sup>th</sup> that she needs to stop construction and cannot present her property as a duplex. Mike moved to have the attorney proceed with the "cease" letter. Jackie 2<sup>nd</sup>. Motion passed.

**Financial Issues:** Jackie questioned the procedure when a home that is delinquent is sold with no lien on it. Do we write off the amount owed to us. Bud said there have never been write offs.

Bud has provided Jackie with all of the bank statements from April 2012 to now. Mike had supplied all the statements up to April. Having these statements allows Jackie to bring everything up to date on Quick Books. We're still getting the checks monthly. Jackie requested that she get them as soon as they come in instead of monthly.

**Annual Meeting:** Katie asked how the budget would be presented. Tom said that Tom, Mike, Bud, Jackie and Katie could meet and formulate the budget. A date for that meeting will be selected after the meeting.

There is one empty chair (Deb's) and Katie and Bob will be running for re-election.

Jackie will do the agenda. It will include result of the fiscal year 2011/12 financial review, election, budget presentation, member issues, etc.

**Vacant Homes:** The board discussed maintaining the property of vacant homes. It was decided to only do the basics, and as cheaply as possible. For the community home values, we cannot just let them go. Board members were asked to watch for vacant homes in the neighborhoods.

**Yard Sale:** Sandy said she'd only received a couple of inquiries at this point. Hoping to get more.

**Block Watch:** Jackie volunteered to replace Deb as co-chair of the block watch committee. She will work with Bob on reinvigorating the neighborhood watch program

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