

**Minutes**  
**Capitol City HOA Board Meeting**  
**February 13, 2013**

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**Present:** Tom LaVack                      Mike Derda  
Bob Moore                              Jackie Rudnicki  
Katie McDaniel                      Susan Derda  
Debi Marmion

**Guests:** Tom introduced Joanna Aldridge, a longtime resident in Cap City. She explained that she was interested in serving on the board and spoke briefly about her qualifications. She passed around a really impressive resume.

After visiting with Joanna for a few moments, Katie made a motion that Joanna be accepted on the board as a Trustee. Jackie seconded the motion. It passed unanimously and Joanna was welcomed aboard

**Committee Reports:**

**Minutes:** There were no minutes from the January meeting as the meeting was canceled.

**Financials:** Financials were distributed and approved.

Jackie explained that she was (with prior approval from the board) going to move all of Cap City's accounts to Twin Star CU. That includes the Oly Fed checking account, road assessment account, road repair account, and, when possible, time certificates. There are two at this time. One matures in May, the other is committed for some time to come

She is transferring \$30,000 to begin with then \$20,000 on the 11<sup>th</sup>.

Susan explained that account, Larry Siminski, wants to meeting with Jackie and Susan soon to get to know each other and become familiar with our quick books and computer for tax purposes.. He said that every July, they are to provide him with all financial information from which he will do the association's taxes.

**Liens and SABA-** Jackie informed the board that she, Tom and Katie had been reviewing the dues in arrears and determining which should have a lien and which should go to collections. They felt that absentee owners were less inclined to respond to a lien when they have the property for rental income and were not inclined to want to sell. Those individuals

would probably be most motivated by a collection agency where there are serious immediate repercussions.

With Toms collaboration, Jackie would determine which properties should have a lien and handle the details of placing the liens. Katie will work with SABA and submit accounts for collection.

**Bill Pay** – Jackie has established Bill Pay with Twin Star CU. From this point forward, all dues will be paid through Twin Star. Monies received at Twin Star will automatically be deposited to our Capitol City account.

Those wishing to pay electronically will now be able to do so. They can do it through their own bank or credit union. Those that have requested it know how. The details will be spelled out in the newsletter, on our web site and in a community letter which will only go to those that have not yet paid their 2013 dues.

**Enforcement:** Tom reported that he has been communicating with Ross Comer regarding all the complaints on his rental property. Comer is sending a contractor to fix the fence that was the latest complaint. Tom will send all criteria and CC&R's to Comer.

Bob told Tom that 6111 Ruddell looks like a dump. Tom will contact them.

**Road Sweep:** Tom hasn't had any luck with getting the company back to complete the job. Still trying.

**Architectural:** Bob said there was nothing to report this month.

**Welcome Committee:** Deb suggested going to the Club House regarding gift certificates. Mike suggested that they be \$25 certificates. The board agreed. Debi will meet with them and tell them what we're doing. It's a good source of income for the course.

Debi asked if she could get some kind of cards made with our logo and a welcome statement to go with the gifts she will be distributing. Katie said she would be happy to make them and would get on it right away.

**Neighborhood Watch:** Bob explained that he had surgery during the last month so was unable to work on the watch. He'll report progress next month.

**Mail Box Stickers:** Bob presented a sample of the mail box stickers he had made for the community. They have black, bold, good size letters that spell out our web address. The background is transparent so the letters will show up very well. He had enough made for two per mail box (one for each end.)

Bob stated that he felt we had enough in funds that we should be doing some things for the community (giving back). The board members heartily agreed.

He told us of one of his ideas. As spring is approaching, this becomes the time that most everyone chooses to clean out their yards, remove dead plants, downed branches, even clean out garages, etc. He suggested that we rent and position some industrial size dumpsters throughout the community for a few days so that residents could easily get rid of all the winter waste. The board strongly supported the idea. Bob will contact the appropriate company for prices and all details.

**Newsletter:** Katie asked for ideas for the newsletter. One was to remind residents that the approved height of fences had been raised to 6ft. Another suggestion was to remind people to clean stuff away from the front door to deter crime.

**Web Site:** The fence height issue will also be highlighted on our web site.

**Summer Party:** Katie said it was time to plan the summer party and asked the board for a date. After some discussion it was agreed that July 20 would be the preferred date. Katie said as far as she was concerned the same location (her back yard and black tee on the golf courses 13<sup>th</sup> hole) would again be ideal. It was decided to forgo the bar service from the course as so few drinks were sold last year. Attendees will have to provide their own drinks.

Deb volunteered to talk to the course management for approval of the location and date. No committee chairman was named. Katie will be working on that.

**Greeting Cards:** Jackie suggested that get a variety of greeting cards to give to residents when appropriate (get well, sympathy, congratulations, etc.) The board approved.

**Adjourn:** The meeting adjourned at 8:50pm.