

Minutes
Cap City HOA Board Meeting
July 10, 2013

Present: Bob Moore Jackie Rudnicki
Susan Derda Katie McDaniel
Joanna Aldridge

Absent: Tom LaVack Mike Derda Deb Marmion

Call to Order: The meeting opened at 7:00pm.

Guests: Party volunteers Joel and Joyce Graham.

Minutes: The June minutes were circulated for approval. Jackie moved that they be accepted as written. Joanna seconded. Motion passed.

COMMITTEE REPORTS

a. Financial Reports Jackie & Susan

Delinquents – Jackie reported that she had a number of letters ready to send to all homeowners delinquent \$240 or more. The letter informs the receiver that they have until August to become current or a lien will be filed and their account will be sent to SABA.

Jackie & Susan both stated that we must send the letters by registered mail so that there is proof of receipt. The others agreed. Jackie will handle.

Monthly Statement – Susan handed out the monthly statement and Twin Star Report.

Enforcement - Tom was not present to give report.

Roads & Signs - Mike was not present to give report.

Welcome Committee – Deb was not present to give report.

Summer Party - Katie reported the current RSVP count and gave Joel and Joyce Graham the signs to be placed on both sides of each mailbox in the community. The attendees all discussed their respective responsibilities and where they should be and when.

Susan said she's gotten the balloons and water pool and chalk. She'll monitor the kids. Jackie will handle check-in. Bob said he'd check to see how soon the signs would be done.

New Business –

Attorney – At the last meeting, it was proposed that we should seek a new attorney for our HOA. Joanna has suggested a local attorney that she met with. He is primarily a prosecuting attorney at the time but has background in real estate, etc. Jackie also volunteered to find some attorney names.

Insurance - Jackie had arranged for our insurance rep to speak at this meeting but, as there were so many absent, she rescheduled it for our next monthly meeting.

Annual Meeting – Katie reported that the annual meeting is scheduled for September 25 at Chambers Prairie School. Bob will be speaking on elected officers and board members and their authority. Katie will have a newsletter out (with proxy, proposed budget, ballot) announcing the date by August 25. It was decided to have an attorney present at the meeting to answer any questions and address any issues.

An exact agenda will be finalized at our August board meeting.

Meeting adjourned at 8:30pm.