

Minutes
Capitol City HOA Board Meeting
July 11, 2012

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

Call to Order Mike called the meeting to order at 7pm

Minutes: Katie passed June minutes around. It was noted that John Leo had been left off the list of guests at the June meeting. Added. Bob moved that the revised minutes be accepted. Mike seconded. Motion passed.

Financials: Bud passed out monthly financials and year ends. He noted a \$840.42 power bill and sweeping bill of \$597.85. Katie moved that we pay. Bob seconded. Motion passed.

Bud was asked to add a row to the monthly financials showing the amount of dues in arrears and a line showing year to year comparison. He said he would.

Committee Reports

Architectural: Bob has been recovering from surgery so Pat has handled the committee for the last month. She reported approving a fence for Kevin and Susan Hughes on Armour. She also received a request for home painting by Megan Mayo. Pat passed out the color Megan is using and that she had approved. She reported a home on Cotton that has begun an addition with no approval. Mike will look into that.

Enforcement: Several items were discussed. The committee was asked to look at properties at 6020 E Sarazan and Armour & Yelm. Both have parking that is out of order. The group discussed the limitation of cars that can be parked in the driveway or graveled area. It was reaffirmed that if parking in the drive was insufficient, an additional area could be paved or crushed gravel could be used if kept weed free.

Jackie addressed abandoned homes in the community. It had been agreed that if a home is abandoned, the board can pay to have the yard kept up then place a lien in the amount spent on the home. She asked for a check for \$305 to Larry Parker clean the yard, front and back, mow the lawn and trim shrubs for a home on St. Andrews Dr. After this initial cost, simply mowing will be much less.

She asked that trustees check for abandoned homes in their own neighborhoods then get address to her. She'll write the owner, requesting them to correct

problems. If that isn't successful, a lien will be filed and the maintenance will be hired out.

Regarding the home that Naomi Obie spoke of in the last meeting (it appears it was being presented as a duplex), Jackie and Mike will check the zoning and see if they can find if a building permit was issued, then if necessary contact our attorney.

Yard Sale: Sandy reported that she is holding the sale for two days, Aug. 24 & 25. She'll place advertising, handle all inquiries, prorate ad charges with all participants, etc. Katie will feature the sale and Sandy's number in the newsletter.

Speed Bumps: Mike reported he would have them finished on the 12th pending Home Depot equipment. Jackie and Bob offered to help.

Web Site: Katie reminded the trustees to check out the web site. It's up and running. She reported that Tom LaVack had suggested that we put in the budget \$150 pr month for web master (Maureen Mead). Mike made a motion to do so, Katie seconded it. Motion passed. This amount needs to show on the 2012/13 budget to be presented at the general meeting in Sept.

Party: Katie reported on the party. Not enough people, too cold and rainy. She said the committee had learned a lot about the location, date, more notices and directional signs, etc. But the people that came, had a ball. She'll feature in newsletter. And hopefully the community will do it again next year (August!!!).

Annual Meeting; The election for 2012-13 officers was debated...whether to hold them immediately following the meeting or a the following board meeting. It was decided to stay an extra ½ hour after the general meeting and hold elections that night.

Adjourn: The meeting adjourned at 8:45pm.