

Minutes
Capitol City HOA Board Meeting
June 12, 2013

Present: Tom LaVack Bob Moore
 Jackie Rudnicki Mike Derda
 Joanna Aldridge Susan Derda
 Deb Marmion Katie McDaniel

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

Welcome & Introductions: Tom recognized and welcomed Ed & Naomi Obie who were presenting a complaint about the same home on the corner of Hogan and Sarazen (Lt 110). They have to drive by it every day and stated how disturbing its condition is. Tom told them that he had spoken with the owner, Ross Comer, about two weeks prior and got assurance that any problems would be handled. He asked Obie's to please take pictures and have the neighbors do the same so he has evidence for Comer. Obie's said it needs to be pressure washed and painted.

Ed also explained that it was not being used as a single family unit, that many people are living there, and that we should contact our attorney. He said there are people coming and going all night. Tom told him that if Obie's or neighbors see that, they should complain to the police. We can't unless we actually see it.

Joanna volunteered to contact neighbors to verify the problem. She and Jackie also volunteered to research a new attorney that has more experience in real estate and homeowners associations. Katie made a motion that we get a new one. Mike seconded, motion passed.

Tom said he'd contact offending landlords again. Obie's asked to hear results.

Minutes: The May minutes were circulated for approval. Mike moved to accept as written, Tom seconded. Motion passed.

COMMITTEE REPORTS

Financial Reports: Jackie circulated the reports to everyone. Jackie and Susan explained the monthly expenditures and handed out the TwinStar statement.

Delinquents: Susan and Jackie are finalizing the correct interest to be charged to each account. Katie will do a "Final Notice" letter to each homeowner that is delinquent \$240 or more and they will be sent certified mail. The letters will go out early July. They will also state that their account will be sent to SABA for collection in 30 days.

Architectural: Bob reported a request for a 6 ft fence at 5817 Sarazen, Lot 5. Bob will speak to neighbors. Pending approval by neighbors, Katie moved that we ok the request. Jackie seconded. Motion passed.

Enforcement: Tom received a complaint on the 5038 Oakmont property. He will follow up.

Speeders: Katie is putting article in newsletter and our web site asking people to observe the limit and to report speeders to police.

Multiple cars parked. Tom will contact Henry Egaran on 61st to tell him he is in violation of the CC&Rs by parking multiple autos on the grass.

Road Signs: Mike is handling a “No Outlet” sign for Oakmont. He also said we need a Yield sign on Armour and Armour Dr. and a speed limit sign for 61st.

Welcome Committee: No report. Jackie gave Deb info on new residents for follow-up.

Yard Sale: Confirmed Aug 3 & 4. Katie had only put the 3rd in the newsletter which was an oversight. All advertising will show two days.

Annual Meeting: The date of Sept 12, 6pm, was chosen. Deb will reserve that date and time Chambers Prairie School.

Adjourn: The meeting adjourned at 9pm.