

Minutes
Capitol City HOA Board Meeting
October 10, 2012

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

Call To Order: Tom called the meeting to order at 7:00pm.

Introductions: There were no guests to introduce.

Committee Reports:

Minutes: Katie passed the September minutes around for approval. Having all received the minutes by email, they were signed and approved.

Financials: Bud and Jackie both presented their reports, his the pencil and paper and hers on Quick Books. The bottom line from the two different methods were not the same. Tom said that we should hold off on approving the financials until the balances were the same.

Expenses were submitted as follows: Katie for \$49.43 to Minuteman, Jackie for herself, \$46 for envelopes for community mailings and \$350 for attorney.

Bob Moore questioned the payment to the street sweeper saying as far as he knew, the sweeper wasn't finished yet. Tom responded that he'd spoken with the man from Quality Service and explained our problem. He has a meeting with him next week and should have it resolved then.

Tom moved that we pay the expenses and Katie 2nded. Approved. Paid.

Jackie reported that 24 lien letters were sent out telling owners about dues in arrears and that 1% per month interest will be added to the amount of the lien. Bob asked how that works. Jackie will research and report at next meeting.

Architectural: Bob mentioned a home on 66th that looked like the patio was being covered with no approval. He'll check.

Neighborhood Watch: Bob will call the people that volunteered to involve them. He told about an all-day meeting on October 13 on emergency preparedness that he would try to get the volunteers to attend.

Road & Signs: Bud put up the sign on Congressional and Armour.

Enforcement: A letter from our attorney went out on September 13 to Judith Brotherton regarding the turning of a single family home into a duplex in violation of our CC&R's. To date there has been no response.

Lot 110, Comer, a letter of nuisance was sent to Mr. Comer regarding his home (residents are renting or leasing to buy). Results will be reported at the next meeting.

There were complaints involving Lot #1 and Lot #83. 83 had an abandoned vehicle for some time. #1 (on 58th) has piles of wood that need removing. Also Lot #21 on 58th has tons of bottles that need removing. Tom will follow up with all.

A homeowner complained about an abundance of sand on the road that appears to be coming from the golf course. Tom will have it fixed.

New business Bob reported that two mailboxes had been destroyed Sarazen and West Sarazen. Bob ordered replacements and is working with the post office and insurance companies. USAA will pay. The insurance company is balking about depreciation.

Newsletter Has gone from printer to mailhouse. Will arrive in homes soon.

Web Site Everything that goes in the newsletter should also go on the website. Katie reported that we are getting good response from the site. Open to suggestions.

Welcome Committee There was an open discussion on the value of a welcoming committee. Some felt it was unnecessary except for making sure the new residents had received the CC&R's. A final decision will be made soon.

Removal of Board Members Jackie said that the By Laws should be modified to simplify the steps necessary to remove a trustee, especially since the appointment of trustees has never actually followed the By Laws. She says this is an important issue and needs to be addressed. Most of the other trustees agreed.

At this point, Sandy McClintock chose to read her letter of resignation stating that she is only leaving because they're leaving the area. Bud McClintock then read his letter of resignation stating the same reason. Their resignations were accepted! Jackie said she still intends to pursue changing the bylaws so we don't encounter this problem in the future.

Adjourn The meeting adjourned at 8:08pm.

