

# Minutes

## Capitol City HOA Board Meeting

### September 12, 2012

---

**Present:** Mike Derda                      Tom LaVack  
              Bob Moore                     Jackie Rudnicki  
              Katie McDaniel                Bud McClintock  
              Sandy McClintock            Susan Derda

**Call to Order:** Mike called the meeting to order at 7:00pm and introduced the new officers and committee positions.

#### **Annual Meeting**

**Review:** In an open discussion, it was agreed that even though attendance was low, it was still higher than last year's meeting. And the members that did attend expressed interest in the community as well as serious concerns about delinquent dues.

Mike suggested we move the election meeting to earlier. Tom said that wouldn't work as members need to know who is running. Katie said that the new officers had already been listed on our web site. She said that Susan Derda had been elected to serve as a trustee and so was also showing on the website.

Norm Buck had suggested that owners with renters be charged higher dues or some sort of surcharge. Our attorney said that would be illegal. At the meeting it was agreed that the CC&R's **must** be enforced with **the owners** of rental properties and liens placed when those CC&R's are disregarded.

Bob Moore and another gentleman both stated we could take the homeowners to small claims court and attach wages, a vehicle, etc., if the lien didn't result in a change. The trustees agreed to research that option.

**Member Issues:** As the result of a serious confrontation at the end of the Election Meeting (followed the 9/6/12 Annual Meeting), Mike said he felt strongly that Sandy McClintock should be removed as a trustee. Sandy made it clear that she had no intention of leaving. Katie made a motion that called for a vote to remove her. Mike seconded. The vote passed 5 to 3. Tom said that a vote wasn't sufficient and according to the CC&R'S there were steps that had to be taken. Jackie agreed that the removal was important and would contact the attorney for his opinion and necessary steps to be taken. She also said that she would take on all the steps.

**Roads & Signs:** Katie nominated Bud McClintock to serve as chairman of a Roads and Signs committee. The trustees all voted yes. In the past year or so, there hasn't been a formal roads and signs committee. The needs were shared among the trustees (such as Mike painting the speed bumps, Bud ordering new signs that had been

destroyed, etc.) Bob mentioned that there were signs that need replacing on either Lot 403 or 404. Bud will check it out.

**Financials:** Bud updated the trustees with his final figures up to September 6. Expenses were presented to Jackie from Maureen Mead, two overlooked checks in the amount of \$35.79 and \$51.96 and for her monthly fee to do the website of \$150.00. Also presented were Quality Services (street) for \$206.53 and \$745.00 for income tax. Katie moved that they be paid. Bob seconded. Approved.

Tom, Susan, Jackie and Bud will meet to assure that the handover of Treasurer duties, records and responsibilities, from Bud to Jackie and from hand-kept records to Quick Books is seamless. This will take more than one meeting.

**Street Sweep:** Following up on complaints about the road sweepers, Tom will contact and make sure that the other side of the course is address as well.

**Enforcement:** We have received many more complaints against the owners at Hogan and Sarazan (Lot 110). They are considered repeat offenders. Jackie will send them a nuisance letter and notice of possible lien.

**Adjourn:** The meeting adjourned at 8:45p.