

CAPITOL CITY GOLF CLUB ESTATES

BOARD OF TRUSTEES MEETING

OCTOBER 11, 2018

Board Members: Larry Dittloff, President; Darrelyn Nuesca, Vice President; Randy Luke, Treasurer; Christina Tremper, Secretary; Ed Obie, Trustee, Darrol Steiner, Trustee

Management Company: Sahara Burson / VIS Group, Inc.

Homeowners in Attendance: Joann Redman, Lot 116

Call to Order: President Larry Dittloff called the meeting to order at 6:10pm after a quorum was established.

Approval of September 20, 2018 Meeting Minutes: Darrelyn Nuesca seconded. **Motion Passed**

Committee Reports:

- a) **Architectural Control Committee** – Darrelyn Nuesca reported that Lot 110 seemed to be prepping for paint and does not have an ACC form turned in and approved. Other than that, the committee had nothing new to report.
- b) **Compliance Committee** – Ed Obie reported they completed a recent ride around with Kathleen from VIS, Group. He asked the question about collecting rental information on houses that are rented out and questioned Lot 129. He reported that on Lot 91, they were given a variance on their lawn. Lot 343 was sent their first violation notice. Also, Lot 261 was showing a new roof. A discussion then followed about VIS Group adding immediate fines of \$100 with the goal to make improvements and about doing work without the proper ACC form being filled out and approved. The comment was made that maybe a larger item such as a fence should garner a \$300 fine. Per Sahara of VIS Group, the better process may be to send a letter when a homeowner does work without an ACC asking them to fill one out. If the homeowner still forgoes an ACC then a letter with the corresponding fine should be sent. If their ACC form is disapproved, the homeowner will have to take it down (fence) or correct the project to meet the requirements. Per Sahara, she thinks \$100 per week is excessive and most likely would not hold up in court. Per Larry Dittloff, we need to come up with an amendment. He will get together with Ed Obie and Darrol Steiner to do so.
- c) **Roads & Signs Committee** – Larry Dittloff spoke about a sinkhole that needs to be repaired as soon as possible. We have scheduled a repair with Affordable Asphalt, however, they are booked until Thanksgiving. He also reported that our speed bumps will need to be repainted again. In addition, Steve Bradley will be putting up the last of the remaining signs and is having an issue with 5 or 6 street sign poles. Larry also spoke about a homeowner, Al Hanson, having a ton of ideas about parking on one side of the street.
- d) **Ad Hoc CC&R and Bylaw Committee** – An overview that Darrelyn Nuesca types up will be passed out to everyone. A discussion regarding voting and how to get people to approve the new CC&R's and Bylaws followed. Darrelyn Nuesca made the comment that she perceives that this process is going to go into Fall. Larry Dittloff reported that a total of 210 lots need to vote

on November 15th in order to pass successfully. Sahara of VIS Group commented that its very costly to send out all of the documents to the homeowners via mail. Larry Dittloff suggested that we have people vote at the meeting and then send the documents out to others to obtain the necessary votes. The goal is to try to pass the new Bylaws at the General Meeting on November 15th. Randy Luke made a motion to hold a vote at the General Meeting on November 15th and to have a voting form to keep track of everything. Darrelyn Nuesca seconded. **Motion Passed**

Treasurer's Report – Randy Luke reported on where we are at and stated that no major expenses were brought forth in September, which means we are still on track to be in the positive, with the possibility we may show a small gain by the end of the year. He reported that the receivables are still off-setting the debts and that is what's keeping us in good financial shape. Larry then commented that we should have a surplus at the end of the year either way. A discussion followed about the status of our reserve account and Article 11.1, which states we are required to add to the reserve account. In the past, due to capital expenditures such as the roads and light poles, we have never had a component to add funds to the reserve account. (See Randy Luke's actual report). Darrelyn Nuesca made a motion to accept the Treasurer's Report. Darrol Steiner seconded. **Motion Passed.**

Management Company Report – Sahara Burson reported that Lot numbers 212, 195, and 139 will be discussed and voted on during the Executive Session.

Old Business – Larry Dittloff reported no other business other than the road signs being completed.

New Business – Randy Luke stated that he and Larry worked on the budget with VIS Group. Certain things were left as-is on the budget in order to not over extend ourselves. The past budget included a reserve amount, which also needs to remain in the new budget moving forward. A discussion followed regarding the repair costs of our streets and how much money it would take to do a simple repair for now, with the goal of raising more funds to do a major repair in 5 years. The cost to simply repair the condition of our streets is approximately \$25,000, which will only last a couple of years. Darrelyn Nuesca stated that we have to raise yearly assessments \$40 per year no matter what, to go towards street repairs. A discussion then followed with different calculations about how much we will need to raise assessments and what people can bear in order to add to our reserve account for future replacement of the streets in our community. After much discussion, Darrelyn Nuesca made a motion to raise the assessments by \$100 per year to \$320.00, with half of the payment due by January 2019 and the other half due by July 2019, for purposes of putting funds into our reserve account, to cover the costs of the \$25,000 repair, and to paint the speed bumps. Ed Obie seconded. **Motion Passed**

Larry Dittloff reminded everyone that our next meeting would be November 15th at the Jacob Smith House. This will be our General Meeting. We will have two (2) microphones present this year to better hear homeowners.

Darrelyn Nuesca made a motion at 7:15pm to enter into Executive Session to discuss delinquent accounts. Christina Tremper seconded. **Motion Passed**

(Executive Session Followed)