

## CAPITOL CITY GOLF CLUB ESTATES

### BOARD OF TRUSTEES MEETING

SEPTEMBER 20, 2018

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

**Management Company:** Sahara Burson / VIS Group, Inc.

**Homeowners in Attendance:** Lot 139 – Spoke to board about fence and equipment and general topics.  
Lot ? – New homeowners who moved into the house in June. Have had repeated issues with neighbors and neighbor's dogs the point of harassment. Came to the meeting to find out what the rules are and how to best handle it. Want to be good neighbors.

**Call to Order:** President Dittloff called the meeting to order at 6:25pm after a quorum was established.

**Approval of August 16, 2018 Meeting Minutes:** Randy Luke made a motion to approve the August meeting minutes with a correction on Lot 129 from an unmarked car to unlicensed car. Darrol Steiner seconded.

#### **Motion Passed**

#### **Committee Reports:**

- a) **Architectural Committee** – Darrelyn Nuesca reported on a recent ACC form that was turned in that was denied because the colors did not meet our current criteria. She also talked about another lot that had requested to change their landscaping; but was very confusing. Per Ed Obie, he believes the homeowners are trying to change a prior gravel cut-out area to a landscaped area.
- b) **Compliance Committee** – Ed Obie reported that the owners of Lot 129 need to furnish us with new renter's information. Per Larry Dittloff, we do have a process of charging a \$100 fine to a homeowner that fails to provide that information in a timely manner.
- c) **Roads & Signs Committee** – Larry Dittloff reported on the condition of our roads. We are currently waiting for a final report from David Luhr about costs, etc. Per Larry, we also have a sinkhole on Armor and 65<sup>th</sup>. You can't really see it unless you put a camera down into the hole. Approximate cost is \$3,000 to repair it. Could be a liability issue. Last of street signs are on order and should be here soon to install.
- d) **Ad Hoc CC&R and Bylaw Committee** – Larry Dittloff reported that we are at the final version of our new CC&R's/Bylaws. He reported that we all need to read them again. A long discussion followed about timing with our November meeting, whether we are ready to present them to our homeowner community, whether a list detailing the changes or an outline should be sent out, the way in which they will be sent (mail, email, etc.) Varying ideas were presented and discussed. Darrelyn Nuesca made a motion to send out an information sheet detailing the changes with options to obtain the entire document. Homeowners should be prepared to ask questions at our annual November meeting on November 15<sup>th</sup> with a vote from or by all homeowners at a special meeting at a later date. Darrol Steiner seconded. **Motion Passed**

**Treasurer's Report** – Randy Luke reported on the status of the last 8 months of financials. Again, everything seems to be running smoothly. See Randy's supplemental report. Darrelyn Nuesca made a motion to accept the Treasurer's report. Darrol Steiner seconded. **Motion Passed**

**Old Business** – Per Larry Dittloff, we still have more signs to install.

**New Business** – Larry Dittloff brought up the pothole issue again and said we will have to work on that due to liability reasons.

**Management Company Report** – Sahara Burson stated that we need to move our October HOA meeting to an earlier date so that we can approve the budget prior to our annual meeting on November 15<sup>th</sup>. Larry Dittloff stated that for next year's budget we need to focus on the following items:

1. Roads – Patch vs overlay and repair of pothole.
2. Legal Expenses – Need to keep down.
3. Speed Bumps – They will need to be redone.

Larry Dittloff and Randy Luke will meet with VIS Group regarding the budget (Article 11.2).

Sahara Burson stated that we need to schedule our 2018 audit. Approximate cost last year was \$2600.00. Darrelyn Nuesca made a motion to do our annual audit with Newman & Associates (same company as last year). Jayne Bradley seconded. **Motion Passed**

Randy Luke made a motion to enter in to Executive session to discuss account delinquencies. Darrol Steiner seconded. **Motion Passed**

*(Executive Session Followed)*