

Capitol City Golf Course Estates Board of Trustees Meeting
April 20, 2023 at VIS
6:00
MINUTES

Board Members Present: Larry Dittloff, Kevin Rae, Randy Luke, Barry Upton and Christina Tremper

VIS Representatives present: Scott Roth

Members present: Five

Quorum declared by Larry Dittloff.

The meeting was called to order at 6:03 pm

Approval of Agenda: Kevin motioned to accept the Agenda, Randy seconded, motion carried.

Approval of Meeting minutes for March: Kevin moved to approve the minutes as presented; Randy seconded, motion carried.

Treasurer's Report: Randy Luke presented as follows:

Balance Sheet:

This year's Reserve Fund stands at to \$5,750.01 with the March contribution of \$1,916.67. Overall, the entire Reserve Fund is \$288,060.60. Included in that complete number are three interest bearing notes of \$25,000 each.

Income Statement

Income of \$ 3,402 was up **\$ 2,465** over budget due to fines and late/legal fees collected.

Expenses of \$ 6,799 was **\$ 4,627 under** budgeted amount due to lower expenses for Legal/Collection and Taxes/Utilities..

Year-to date **Income** of \$ 82,379 is **up \$10,469 due to fees and fines collected.** **YTD Expenses** are down by \$ 2,407 from budget estimate. YTD Net Operating Income is up by \$ 12,876 vs budget due to increase in YTD Revenue.

Our Accounts Receivable balance of \$ 78,397 increased from the March balance of \$ 68,000 mainly due to larger delinquent balances even though we had four less accounts (48 total)

A total of 48 accounts were delinquent in April, 2023. Now the three largest accounts total just over \$ 54,080 or 69.5% of receivables. The next 7 accounts are between \$ 1355 and \$ 3,539 .(\$ 16,750) or 21% of total receivables. All of the 7 largest account receivable are at the attorney or are liened.

The next 18 accounts are between \$100 -830.The last 20 receivable accounts are between \$ 15 and \$ 100 .

Kevin moved to accept the Treasurer's Report as presented, Barry seconded. Motion carried.

Committee Reports:

- a) **Architectural Control Committee:** Kevin reported one request to paint a house on 66th Avenue had been approved and will be done soon. All other variances have been OK'd.
- b) **Compliance Committee:** Larry reported that there are no major problems. Lawn compliance issues have been deferred until May.
- c) **Roads and Signs:** Kevin reported that the Cable conduit at 5941 West Sarazen has been installed. Also, the only bid for three speed bumps from Affordable Asphalt is for \$ 20,000. The budgeted amount was for \$ 15,000 based on City of Lacey Estimate. The three proposed locations are:
 - 1. South Sarazen, 30-feet from the stop sign.
 - 2. Middle of Cotton (by Bart's house)
 - 3. Congressional street

Kevin said he would contact Everson Asphalt to get another bid. Larry made a motion to award a bid to affordable not to exceed \$ 25,000 unless the Everson bid is less. Motion seconded by Christina. Motion carried.

Kevin reported the transformer that blew out near _____ was replaced by PSE. Kevin also reported he inspected the catch basins cleaned out by Flo hawks and reported they were Ok.

- d) **Lawn Standards:** Larry reported the Ad Hoc Committee's final report was sent to our Attorney Barker Martin for final review. Scott indicated that their response was attached to the meeting packet documents that are in hand with the Board. Larry then stated that the Board should review the Attorney's version as we will discuss and consider at our May Board Meeting. One of the highlights of the final version is that two Board Members must agree to any lawn deficiency.

Other:

- a) Specific Behr paints are specified in a VIS-Capitol City Gold Club Estates Color Book that are standards for the exterior painting residences and buildings at Capitol City. Some of the colors are for base use and some are for accent work. Owners cannot use accent colors as a base which Lot 200 apparently was trying to do with their submitted ACC Application. Larry will visit with the Owners of that Lot to explain th
- b) **Solar Panels:** Larry said that State Law allows Solar Panels and HOA's cannot ban them. Scott Roth did clarify that:
 - 1. HOA can regulate installations
 - 2. Hardware color should match the roof color.
 - 3. Glare factor.

More to follow: 4-6 applications are pending currently

Old Business: None

New Business: None

Next Meeting: Due to scheduling conflicts, the Mazy BOD Meeting will be held on Thursday, May 25th at VIS.

Executive Session: Kevin moved to go into Executive Session at 6:50, Christina seconded, Motion carried. Recording turned off.

Randy moved to vacate Executive Session, Christina seconded. Motion carried. Recorder turned on.

Barry motioned to approve four collection actions, Randy seconded, motion carried.

Kevin motioned to accept two compliance variance requests, Christina seconded, motion carried.

Barry motioned to accept approval of one compliance appeal, Christina seconded, motion passed.

Christina motioned to accept two account adjustments, seconded by Randy, motion passed.

Kevin moved to adjourn. Barry seconded. Adjourned at 7:25

Submitted by: Randy Luke