

**Capitol City Golf Club Estates Board of Trustees Meeting**  
**March 21, 2024, VIS and Zoom**  
**6:00 pm**  
**MINUTES**

**Board Members Present:** Larry Dittloff, Peter Sweet, Kevin Rae, and Natalie Coleman.

**Absent:** Pam Dittloff, Randy Luke, and Andrea Thomson

**VIS Representatives Present:** Scott Roth.

**Members: Present:** Cameron French

**Open Forum:** Cameron French presented his appeal of fines he has incurred. He gave his background information. The Board previously offered to suspend fines but not the hard costs. Will discuss in Executive Session.

**Quorum declared by President Larry Dittloff.**

**Larry called the meeting to order at 6: 25 p.m.**

**Approval of Agenda:** Kevin motioned to accept the Agenda as presented, Natalie seconded, motion carried.

**Approval of Meeting Minutes for February:** Kevin moved to approve the Minutes as corrected, Peter seconded, motion carried.

**Treasurer's Report:** Larry presented the February 2024 Treasurer's Report.

Assets: \$536,482.97 of which \$57,687.61 was Accounts Receivable (NET: \$478,795.36).

Reserve Fund: \$312,099.86 (\$2,291.67 Monthly contribution) (Yearly \$27,500.00).

Operating Fund: \$166,695.50 (yearly Budget of \$143,416.81).

Operating Budget:

Spent: \$9,113.51 (\$10,253.90 Budget) YTD: \$20,759.55 (\$20,507.80 Budget) <\$261.75> difference. \$122,657.26 left of 2024 expenditures.

· Legal/Collection/Write offs (\$1,453,34) YTD vs Yearly \$17,500.

· Utilities (\$1,798.97) back billing issue.

Accounts Receivable:

· \$57,687.61 from balance sheet and \$57,922.61 from Aging Report.

- Approximately 26 Members have not paid first half 2024 Assessments.
- \$37,872.13 owed from top five or 65% of total owed.

Accused of running Association like a business: That is exactly what we must do to ensure integrity and fairness to all Members.

#### **Committee Reports:**

- Architectural Control Committee:** Kevin reported there have been two requests for tree removal, three roof repairs or replacement, and landscaping and driveway replacement. An ACC for window replacement has been submitted but he has not seen it.
- Compliance:** Larry reported the drive around was on Tuesday, March 12<sup>th</sup>. A few cans still being left out but looking much better. A couple of maintenance issues still needing some improvement. We'll start addressing Lawns in the next month or two depending on the weather. Next month we will do the drive around on the 15<sup>th</sup> due to vacations.
- Roads/Signs:** There was a report from a homeowner on Cotton of water puddling in roadway and in front of mailbox. A suggestion was made to place a matt in front of the mailbox but could be a liability issue. May consult with Dale McNall. The water seems to dissipate quickly when the rain subsides. Straightened the sign at 58<sup>th</sup> and Sarazen.
- Communication Committee:** Courtesy Letter discussed. Peter pointed out that the most important issue is "what is wrong" and "what is needed to correct it". Will continue to review revised letter and will also look at the Website, Newsletter and other communications.
- Welcome Committee:** Randy and Andrea met. There are approximately 30-35 new homeowners. Discussed budget, name badges, a handout, and baskets. Looking into sponsor's for the baskets.

#### **Old Business:**

- Courtesy Letter:** Discussed in Communication Committee.
- City of Lacey Grant for Bulletin Board:** Need to pick a location in Phase 1 and get bids.
- City of Lacey Lot:** The City has set up lights in the house. They may try for a new well before proceeding. Haven't heard anything from the City.

#### **New Business:**

- Speed Humps at CCGCE:** Larry presented the following.
  - A speed HUMP typically has a height of 3 to 4 inches in height and 12 to 14 feet in length with ramp up and down of between 3 and 6 feet.
  - A speed BUMP is between 3 to 6 inches in height and a length of 1 to 3 feet.
  - **Capitol City has speed humps.**
  - **There are no actual State of Washington/HOA speed hump heights but only guidelines.**
  - **Some residents simply do not like speed humps as they slow down their driving.**
  - There are currently 27 speed humps at CCGCE.

- The speed humps that were previously installed before the four recent ones were not designed to facilitate the old traffic speed limit of 15 MPH traffic as a Member recently claimed. Speed HUMPS and BUMPS are designed to slow traffic at any speed.
- Speed humps have been in place at Capitol City for over 30 years with various installations and alterations.
- The City of Lacey (City) replaced all of 23 of the existing speed humps as part of the City Sewer and Water Project. Jason Kasani said that the City tried to replicate the humps as they existed in 2022 rather than as they were installed over 30 year previously. It is highly likely the humps were higher when they were originally installed. The City specification called for a height of only 2.25 inches on their humps. Our specification for the new speed humps called for a replication of the existing City ones.
- The Contractor, on site, offered a different design for our humps that they said would be more effective than the City ones. They said that they had previously installed hundreds without problems.
- Several Board Members and Capitol residents noted that the City speed humps are not as effective as the newer ones in calming traffic.
- Humps do compress in height over the years, especially ones that are heavily travelled over. Some compression can already be seen on the humps that were installed last Summer.
- Traffic Speed Limits were increased in 2019 to 20 MPH from 15 MPH because very few obeyed the then posted speed signs and we needed to raise the limit to 20 MPH to allow Thurston County Sheriff to patrol the streets (until CCGCE became part of the City of Lacey).
- There is no reason to lower the limit back to 15 MPH as has also been suggested.
- Speed humps can slow vehicles down to 15 to 20 MPH.
- Speed bumps can slow down vehicles to 5 to 10 MPH (bumps are more aggressive)
- Speed bumps and humps are common in HOA neighborhoods.
- All recent speed hump installations were made with immediate neighborhood input, Member requests and study by the Board. They were addressed in the 2022 Membership Meeting and were announced with their locations in the Newsletter before installation. Several Members contacted the Board with questions about the then proposed humps.
- Speeding has been at least a 30 year problem at Capitol City or humps would not have been installed as far back as the early 1990's.
- Recent measurements of the four new speed humps indicated that they were between 3 1/2 inches to 4 inches in height and about 26 feet wide and not 6 inches high as one Member claimed. It needs to be noted that the heights and widths vary depending upon usage and street width.
- The City installed humps that were lower than the guidelines suggest and the Board installed ones that were within the Guidelines making the newer ones seem higher than they actually are
- The 4 newer humps have a more defined edge than the City ones that the City installed without an edge taper.

- In my opinion the lack of a taper on the new humps, as compared to the City humps, is what has caused most of the concerns.
- **It is my recommendation that the HOA should alter the four newer speed humps with the addition of tapers on both sides of the HUMPS and not lower them.**

#### ADVANTAGES

- Increased Safety and Consideration for Homeowners
- Fewer Vehicular Accidents
- Decreased Severity of Injuries in Case of Collision
- Increase Compliance of Speed Limits

#### DISADVANTAGES

- Slows down Emergency Service Vehicles
- Increased Air Pollution
- Increases Noise Levels
- Cause Inconvenience Issues
- Decreased Property values

Discussion followed.

**Next Meeting: The meeting will be April 18, 2024, 6:00 pm.**

**Executive Session: Kevin moved to go into Executive Session, Natalie seconded. Motion carried. Recording turned off.**

**Kevin moved to vacate Executive Session, Natalie seconded. Motion carried. Recording turned on.**

**Natalie moved to accept two account adjustments, Kevin seconded. Motion carried.**

**Peter moved to deny a compliance issue, Kevin seconded. Motion carried with one abstention.**

**Kevin moved to deny a compliance issue, Peter seconded. Motion carried.**

**Kevin moved to adjourn, Peter seconded. Adjourned.**

Submitted By:

Pam Dittloff, Secretary