

**Capitol City Golf Club Estates Board of Trustees Meeting**  
**June 20, 2024, VIS and Zoom**  
**6:00 pm**  
**MINUTES**

**Open Homeowner Forum:**

**Board Members Present:** Kevin Rae, Randy Luke, Peter Sweet, and Andrea Thomson.

**Zoom:** Natalie Coleman.

**Absent:** Larry Dittloff and Pam Dittloff

**VIS Representatives Present:** Scott Roth.

**Homeowners Present:** Terry Redmond, 5931 E Sarazen.

**Quorum declared by Vice President Kevin Rae.**

**Kevin called the meeting to order.**

**Approval of Agenda: Moved and seconded to accept the Agenda as presented, motion carried.**

**Approval of Meeting Minutes for May: Randy moved to approve the Minutes as presented, Peter seconded, motion carried.** Peter had a question about Compliance and if we haven't been Looking at the landscaping. We will just be making more of an emphasis as the growing season gets underway.

**Homeowner:** Terry wanted to address the speeding cars down E. Sarazen and Oakmont. She is requesting speed humps added to both streets. It was stated that Larry is monitoring and will look at best possible sites. Speeders are both homeowners and those cars cutting through with no regards to people or school buses.

**Treasurer's Report:**

Randy presented his analysis of our May 2024 Income Statement and Balance sheet:

**Balance Sheet:**

There were no significant changes to Operating Income, Reserves, or Retained Earnings from those at the end of March or April.

**Income Statement**

**Income** of \$ 4,330 was up **\$ 3,705** over budget due to fines and late/legal fees collected. Expenses of \$ 8,893 was \$8,380 **under** budgeted amount mainly due to lower Legal Fees and no drain cleaning which was budgeted in May. .

Year-to date **Income was up by \$ 13,373** and YTD Expenses are \$ 16,508 **under** budgeted amount. YTD Net Operating Income was up **by \$ 29,953**. And we are only through May!

Our Accounts Receivable balance of **\$ 57,653** was about the same as the end of April. Delinquent accounts remained low at 39 total.. The six largest accounts total \$43,750 or over 75.0% of total delinquencies

**Andrea motioned to accept the Treasurer's Report as presented and it was seconded, motion carried.**

**Committee Reports:**

- a) **Architectural Control Committee:** Kevin reported that there are no outstanding ACC request. There were some questions that needed answers before they could be approved.
- b) **Compliance:** Scott read Pam's report. We had the drive around on Tuesday, June 11<sup>th</sup>. There were a few more cans being left out over last month. Some members are getting into their spring lawn and garden maintenance but there were quite a few needing to address the weed problems. Some of our past problems have started to make progress. One lot is back to being a problem and a notice has been sent. The rain and sun have started the growing season.
- c) **Roads/Signs:** Kevin reported that there have been no reports of graffiti. The cost to sweep the streets is \$1,941.
- d) **Communication Committee:** No report
- e) **Welcome Committee:** Randy and Andrea. Putting the baskets together with gift certificates, coupons etc. They have put in an order for locally made coffee for \$700. There will be 5 to 6 things and more information. They will distribute quarterly to include from January 2024. Discussion followed.

**Old Business:**

- a) **City of Lacey Lot:** Scott referred this to the Executive Session.
- b) **Speed Bumps Painting:** Larry will investigate the area with speeding issues and determine the best placement for new speed bumps, considering the budget. **New Business:**

**New Business:**

- a) **3 year Reserve Study Engagement.** Discussion followed. Andrea moved to approve the flat rate Reserve Study, Randy seconded. Motion carried.
- b) **Shredding Day:** Randy asked that this be placed on the July Agenda. This would be for paper shredding. Discussion followed.

**Next Meeting: The meeting will be June 20, 2024, 6:00 pm.** Pam will not be able to attend.

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

**Andrea moved to vacate Executive Session, seconded. Motion carried. Recording turned on.** The executive session discussed several motions, including adjustment account requests, relief for fines and fees, a payment plan request, a request for an extension of landscaping issues, a fine appeal, an appeal for trash bin fees, and a payment pool request. Randy made a motion for each of the eight issues discussed in the executive session, and Natalie w seconded each motion. Motion carried

**Natalie moved to adjourn, Randy seconded. Adjourned.**

Submitted By:

Pam Dittloff, Secretary