

Capitol City Golf Club Estates Board of Trustees Meeting
October 19, 2024, VIS and Zoom
6:00 pm
MINUTES

Open Homeowner Forum:

Board Members Present: Larry Dittloff, Randy Luke, Natalie Coleman, Peter Sweet and Andrea Thomson.

Absent: Pam Dittloff and Kevin Rae.

VIS Representatives Present: Scott Roth.

Homeowners Present: Matt Baker, 6126 Hogan Dr. Matt explained his water issues from the time he moved in in 2022. During heavy rains the drainage system is not adequate to carry the water and floods his garage. He states his sump pump cannot keep up and is asking for some help. Will be discussed in Executive Session.

Quorum declared by President Larry Dittloff.

Larry called the meeting to order.

Approval of Agenda: Andrea moved and Natalie seconded to accept the Agenda, motion carried.

Approval of Meeting Minutes for September: Randy moved to approve the Minutes as presented, Peter seconded, motion carried.

Treasurer's Report:

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

Balance Sheet:

No significant changes from August, 2024 Balance sheet.

Income Statement:

Income of \$2,587 up by \$1,962 due to late/legal fees collected. Expenses of \$24,805 was higher by \$14,561 over budgeted amount mainly due to the Open House (\$2,900), Landscaping (\$2,034), Speed Bump Painting (\$7,039), Mailbox Maintenance (\$1,500), and Sign Maintenance (\$2,986).

Through the end of August, Year-to date Income was up by \$23,191 and YTD Expenses are now only \$1,484 under budgeted amount. YTD Net Operating Income is still up by \$24,675.

Our Accounts Receivable balance of \$70,109 was down \$ 1,600 from the end of July. Delinquent accounts total decreased by three to 70. The six largest accounts total \$47,890 or 68.6.8% of total delinquencies. Over half (37) owe less than \$500 and 17 of those owe less than \$100.

Andrea moved and Natalie seconded to accept the Treasurer's Report, Peter seconded, motion carried.

Committee Reports:

- a) **Architectural Control Committee:** Andrea reported nothing has been denied. There have been 2-3 applications.
- b) **Compliance:** Larry read Pam's report. We had the Drive Around last Tuesday with Melanie, Natalie, Larry, and myself. It's nice to see many getting into the Halloween spirit and decorating. Some are very elaborate. We still have a few places we are keeping an eye on that need some improvement but several have improved. Larry reported we have two finalist for the Lawn of the Quarter for their decorations.
- c) **Roads/Signs:** The Nisqually Towing sign is broken on Sarazen South. Kevin is working on replacing the street sign on 61st off Ruddell.
- d) **Communication Committee:** The CC didn't meet. Working on the Newsletter to advertise the Annual Meeting.
- e) **Welcome Committee:** Andrea. No new Homeowners. Randy said there might be a new Homeowner on the corner.

Old Business:

- a) **City of Lacey Lot:** Scott stated that we will discuss in the Executive Session. The city has agreed to the offer and is writing up an agreement. There will be some attorney fees which will offset some of the Association fees in amending and restating declaration to comply with the WUCIOA by 2028. There is a large questionnaire that Scott will fill out. Potentially look into "Like for Like" to clarify.
- b) **2025 Proposed Budget:** Assessments will remain the same which haven't been raised in 6 years. Scott gave an overview of the proposed budget. Peter had questions regarding the Reserve Study. Discussion followed. Larry gave his overview of the changes. He would like to change the Community Enrichment and advocated for something different from the get together in August. Discussion followed.

Randy made a motion to adopt the proposed budget with changes that we reviewed today in some of the line items but keeping the assessment the same for 2025, Peter seconded. Motion carried.

New Business: None

Next Meeting: The meeting will be the Annual Meeting November 21, 2024, 6:00 pm. At the Jacob Smith House.

Executive Session: Natalie moved to go into Executive Session to discuss extensive privilege information, including any discussion that would be subject to an attorney, client privilege likely or pending litigation, matters involving possible violations of the governing documents, matters involving possible liability of an owner to the Association to evaluate qualifications of an applicant for employment, provided that any action to be taken by the board must be

stated in the open meeting after the executive session is adjourned, and shall be reflected in the minutes. Andrea seconded. Motion carried.

Natalie moved to adjourn Executive Session; Randy seconded. Motion carried.

- **Extension Request:** Randy motioned to accept the first two extension requests, Natalie seconded. Motion carried.
- **Account adjustment:** Randy moved to deny Account Adjustment, Natalie seconded. Motion carried.
- **Fine Appeal:** Natalie moved to deny appeal, Peter seconded. Motion carried.
- **Extension Request:** Randy moved to deny the extension, Natalie seconded. Motion carried.
- **Fine Appeal and Extension:** Randy made a motion to deny the appeal and extension, Natalie seconded. Motion carried.
- **Compliance Fine:** Natalie made a motion to deny the request. Randy seconded. Motion carried.
- **Natalie made a motion to reaffirm an Account Adjustment, Randy seconded. Motion carried.**

Randy moved to adjourn, Natalie seconded. Adjourned.

Submitted By:

Pam Dittloff, Secretary