

Capitol City Golf Club Estates Board of Trustees Meeting

January 16, 2025, VIS and Zoom 6:00 pm

MINUTES

Board Members Present: Larry Dittloff, Randy Luke, Peter Sweet, John Beezley, Nataly Lee, and Andrea Thomson.

Absent: none

VIS Representatives Present: Scott Roth.

Homeowners Present: The Randiches of 6328 Hogan Dr SE

Open Homeowner forum: The Randiches view the cul de sac they live on as a safety issue when there are cars parked on the street so they wanted clarification on how to park a vehicle in a non-adjacent spot while maintaining compliance. Randy, a board member and neighbor, responded by understanding that the previous owner of the Randich lot was consistently parking in the non-adjacent spot but up closer to the house. Larry clarified that there is an adjacent spot next to the driveway and that non-adjacent parking is not allowed but that if the Randiches park farther up the non-adjacent driveway to within twenty feet of the front door, it is considered adjacent and that is how they can keep from parking on the street, creating what they view as an unsafe condition for neighborhood children and delivery trucks. The Randiches thanked the board for dedicating their time to the community.

Quorum declared by President Larry Dittloff at 5:59 p.m.

Larry called the meeting to order

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

Approval of Minutes: Minutes not ready from the December meeting to approve, will approve both December and January Minutes at February meeting.

Treasurer's Report: total assets increased \$70,000 from the end of 2023. Account receivables are up compared to 2023 due to collection of assessments and fines. Balance sheet reflects total assets at \$574,545 which are \$50,000 higher than those at the end of 2023 including a \$30,000 increase in our reserve funds. Expenses are up due to the early December street cleaning/sweeping to clear debris off streets and improve drainage. Andrea moved to accept the treasurer's report Peter seconded, motion carried.

Committee reports:

Architectural Control Committee: 7 new requests came through and all have been accepted. Requests ranged from siding to painting and one patio. Andrea reported that the committee moved through the requests pretty fast.

Compliance Committee: Few issues, will start tracking on lawns when winter ends. The few issues noted in the drive-around were related to upheaval of driveways and vegetation growing in driveway cracks.

Roads and Signs Committee: A towing sign was damaged again; Larry has reached out for another one and will install it at the south end entrance from 66th ave.

Communication Committee: none

Welcome Committee: All baskets have been delivered for 2024. The welcome baskets have been turned into welcome pots. Some of the City of Lacey details and local information they aren't doing anymore so it's been replaced by a "playbook" and maps.

Old business: RE: City of Lacey lot, the association has entered into an agreement with the City of Lacey to amend the governing documents and to fund the amendment into WUCIOA 64.90. The City will also be in charge of mailing, following up, and getting the signatures to get the amendment approved. The association will have to prepare the amended documents and give the City a complete voting packet and letter.

New Business: City of Lacey grant program, which was the source of partial funding for the bulletin board, is seeking grant proposals from communities. The board discussed several ideas for possible grant applications including: painting to improve crosswalks and pedestrian street safety or rumble strips for stop signs, little libraries, and stop sign street painting. The deadline for the grant application is in March. Larry will get quotes for traffic painting. The catch basin on the corner of Oakmont and Cotton (#24) is presenting issues so the board obtained a proposal for CatchAll Company to correct the issues so homeowners don't have to wade through ankle deep water to get mail. Larry recommends we accept their quote and get the work done. Randy moved to accept the proposed repair, John seconded, motion carried.

Next meeting February 20th 2025.

Randy moved to go to executive session, Andrea seconded, motion carried.

Executive session:

- **Variance request:** Larry moved to accepted, Randy seconded, motion carried.
- **Fine Appeal:** Randy moved to deny compliance fine appeal, Peter seconded, motion carried. Andrea moved to deny compliance appeal, John seconded, motion carried
- **Andrea moved to come out of executive session, John seconded. Adjourned.**

Submitted By: Nataly Lee, Secretary