

Capitol City Golf Club Estates Board of Trustees Meeting

June 19th, 2025, VIS and Zoom 6:00 pm

MINUTES

Board members present: Andrea Thomson, Matt Gordon, John Beezley, Peter Sweet, Randy Luke, Nataly Lee

Andrea as Vice President is stepping in and running the meeting for Larry in absentia

VIS Representatives Present: Scott Roth

Homeowners Present: None

Quorum declared by Vice President Andrea Thomson at 6:01 pm

Approval of Agenda: Andrea brought up a discussion of rules of engagement for the meetings to set norms and expectations and make sure we are not talking over one another and civil discourse is followed. This is particularly challenging when trying to track on the minutes and makes recordings and any transcript of meetings unintelligible. The board agreed to make sure everyone's voice is heard and be careful of multiple voices at once. Andrea moved to accept the agenda, Matt seconded, motion carried.

Treasurer's Report: Our operating funds increased by \$6,000 and accounts receivable decreased by \$10,000. YTD net income decreased by \$9,000 and total assets remained much as they were at the end of April at \$596,460. Income was up due to the increased receipts for fines and fees, and expenses were down due to lower maintenance costs incurred. We now have one of the lowest numbers of total delinquent account levels in several years. The discussion of the top five of these accounts will proceed in executive session. John motioned to accept the treasurer's report as presented, Peter seconded, motion carried.

Committee Reports

Architectural Control Committee: The committee received 6 requests including patios, tree removals, exterior painting and deck, with one tree removal pending and the rest approved. A short discussion followed of any time we would deny a tree removal and John reflected that City permitting is usually required for tree removal so we would only deny something that's outside of City Code.

Roads and signs: a sinkhole was reported on Armour drive on a Friday and was fixed by the following Wednesday. Larry has purchased safety cones for community use and is looking into the underlying cause of the issue.

Compliance Committee: We are still trying to get an RV that has been out of compliance for months moved by the homeowner. During the drive around we noted several lawns to put on monitor and will be starting to issue courtesy notices if those remain in a similar state in the July drive around. Overall the community is looking much better than the previous Spring. Larry is working with the Golf Course to address some areas of tree and rough overgrowth into the street.

Communications: none to report: newsletter to go out in July

Welcome committee: 5 new homeowners for May. Matt suggests leaving a door tag and Andrea expressed that they have done that with a piece of paper in the past when new homeowners are not home when the welcome committee visits.

Old business:

- a) **City of Lacey neighborhood grant application:** the grant was awarded and work to add slow and stop lines near stop signs will be carried out on June 27th with communication to go out on June 25th to the community. This will be the same company that helped with the Armor loop sink hole.
- b) **Declaration Amendment:** Scott has submitted the comments to the Attorney, who will be attending next month's meeting. Scott will send out a tentative final amendment next week for board comment and review. Some changes that will take place after WUCIOWA are that meetings have to be open (which they already are for our community) and voting cannot be done electronically.
- c) **Open House Mixer:** Larry, Andrea, and Randy met at the clubhouse to discuss how to integrate our annual mixer with the annual homeowner's meeting at the Jacob Smith house to improve attendance. The board had a discussion of some changes we could make to the annual homeowner's meeting including changing it to a presentation form rather than a spoken narrative, and changing where the board sits at the meeting. We also want to have mic stands for the audience so that we avoid homeowners all getting up at once and talking over each other. Some ideas for the mixer component include raffle prizes in between topics, WUCIOWA trivia, and possible entertainment.

New business:

- a) **Street cleaning:** Peter noted trash issues and tree debris so we discussed the summer street sweep again. We had brought this up in the Fall to add a street sweep to capture 2 per year, one after all the leaves have fallen and one in the summer after fireworks. We will readdress this at the next board meeting and try to get on the street sweep schedule for late July or August. A short discussion

followed of how the golf course impacts debris, trash, rocks, and piles of sand and gravel getting into the street. Scott is going to look into some items to follow up with regarding the golf course and email the board.

Next meeting is July 17th at 6pm and the lawyer will be in attendance virtually.

John moved to go into executive session, seconded by Randy, motion carried.

Executive session

Matt moved to come out of executive session, Peter seconded, motion carried.

- **Compliance appeal:** ticket #225835 we are tabling the discussion and resolution until the next board meeting where we will seek attorney review.

Andrea moved to adjourn the meeting, John seconded. Motion carried.

Submitted by: Nataly Lee, Secretary.