

Capitol City Golf Club Estates Board of Trustees Meeting

May 20th, 2025, VIS and Zoom 6:00 pm

MINUTES

Board Member Present: Larry Dittloff, John Beezley, Nataly Lee, Matt Gordon, and Andrea Thomson

Absent: Peter Sweet, Randy Luke

VIS Representatives Present: Scott Roth

Homeowners Present: Jane Arneson 6209 Hogan Dr SE.

Open forum: The Homeowner Ms. Arneson came to discuss the protocols when assessments are late due to USPS mail. Scott replied that the association is unable to make email mandatory as part of the CC&Rs but the legislature did pass verbiage that homeowners can ask to opt into email, the association can't mandate that owners be added to an email list. Ms. Arneson suggested to add this email opt-in information to the newsletter.

Quorum declared by President Larry Dittloff at 5:59 pm

Approval of agenda: Andrea added feeding wildlife to the new business of the agenda. Matt moved to accept the agenda amendment, John seconded, motion carried.

Approval of meeting minutes: Motion by Andrea to approve minutes as corrected, John seconded, motion carried.

Treasurers report: Total assets are about the same as last month. Expenses were up by \$3,051 over budgeted amount mainly due to legal expenses. YTD income was still up by \$5,768 and YTD expenses were down by \$685. Our accounts receivable of \$88,091 were up by \$1,000 from January. Utility rates were raised and the association is feeling a slight impact from that to the tune of \$1,700 per year. Andrea moved to accept the treasurer's report, John seconded, motion carried. A discussion of CDARs that expire soon followed. Matt moved to rollover our CDAR ending in 6849 for a year (52 week) CDAR and CDAR ending in 6865 to a 6-month (26 week) CDAR. Seconded by Andrea. Motion carried.

Committee Reports:

Architectural Control Committee: Only 5 requests for the month of February, gutter, gazebo, fences, roof, all approved.

Compliance: There was a compliance drive, less than 60 min, and there were a few parking issues and a few courtesy notices will go out on those. There is one with a washing machine in front of the house that has been there for months and was issued a violation. Garbage cans are being taken in in a timely manner.

Roads and signs: A mailbox was hit on 66th St on March 18th and was fixed by Raeson Construction on the same day. The homeowner who hit it contacted VIS Group and is going to pay for it. Catchall Services reviewed all known drainage damage and issues, four catch basins are issues to deal with

and they will address it during their annual cleaning in Summer. N. Sarazen, Oakmont and Sarazen, Hogan, West Sarazen are the catch basins to be serviced. The catch basin at Oakmont and Cotton has a concrete plug in it affecting the overflow pipe that runs under the street. This plug needs to be removed and the street needs to be cut into to repair according to Catchall. The next street sweep will be late May or June. City speed humps on 66th street seem to be slowing down traffic but belong to the City of Lacey. PSE can turn down our streetlights intensity for HOA savings. The board agrees its already dark and will keep maximum intensity.

Communication committee: Matt is working on a story for the newsletter, Larry is looking forward to receiving the article.

Welcome committee: One new homeowner for Feb that's it so far for this year though several houses are on the market in the community.

Old Business:

- a) **City of Lacey Grant Program:** We are awaiting approval on our grant application for street painting reflective slow and lines in front of stop signs. We should hear back by the end of the month.
- b) **Declaration amendment:** Scott has been working with the association attorney, they have completed the first edition of the amended declarations, amended bylaws, and a spreadsheet for comments and changes. Scott will send this to the board tomorrow along with a process/timeline.

New business:

- a) **2025 open house/mixer:** A discussion followed on what we should do for our annual homeowner mixer. Some ideas: ice cream social, pet parade or costume party, food truck festival, wine tasting, concert in the park, neighborhood food drive, walking tour, corn hole tournament. Food trucks might be expensive but Larry mentioned the success of a community dumpster. A discussion followed about holding the mixer on a weekend to improve attendance and that the Golf Course will not let us have the tent on a Summer weekend, however, we don't have to do the tent, we could do the pump house area with shade. Water toys and giant toys like Jenga, Connect Four might be useful for kiddos. The board will reach out to Sweetlee's ice cream truck. Possibly a raffle entry to those who show up. Usually in August. Board will continue to plan now that we are not under pressure to reserve a tent in advance.
- b) **Wildlife:** Andrea has had eight raccoons show up and other homeowners have noted an abundance of raccoons. It is possible that they're eating cat food that people are putting out for their outdoor cat pets. Matt will add this as a point in the newsletter.

Next meeting April 17th 6pm

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

Andrea moved to come out of executive session and adjourn, John seconded. Motion Carried.

- **Collection items on judgements issued but not received:** Recommended wage garnishment of bank account. Move to foreclosure on second one. Andrea motioned, John seconded, motion carried. Final notice to go out followed by lien, Andrea moved, John seconded, motion carried.
- **Account adjustment request:** partial approval of one, partial approval of second. Third was denied. Matt moved, seconded by John, motion carried.

Submitted by: Nataly Lee, Secretary