

## Capitol City Golf Club Estates Board of Trustees Meeting

July 17th, 2025, VIS and Zoom 6:00 pm

### MINUTES

**Board members present:** Andrea Thomson, Matt Gordon, Larry Dittloff, Peter Sweet, Randy Luke, Nataly Lee

**VIS Representatives Present:** Scott Roth

**Homeowners Present:** Tim Hansen 6239 Armour Dr. Noted that the golf course has a lot of lawn debris that fills one of the catch basins near where he lives. Sought clarification on a small RV and being in compliance with bylaws.

**Quorum declared by President Dittloff at 5:56 pm**

**Approval of Agenda:** Peter moved to accept to agenda as presented, Matt seconded, motion carried.

**Approval of meeting minutes:** With some scrib note corrections, Andrea moved to accept minutes, Matt seconded, motion carried.

**Treasurer's Report:** Prepays are homeowners who pay their assessments in advance of when they are due. Accounts receivable remained about the same as in June. Net income decreased due to higher expenses for maintenance of catch basins from CatchAll. YTD income is still up by over \$10,000. We still have the lowest number of delinquent accounts we have seen for a long time. Two of the highest delinquent accounts have settled. Andrea moved to accept the treasurer's report, Peter seconded, motion carried.

A CDAR is expiring on 8/7/25. Scott recommended the board roll it over to a new CDAR. Andrea moved, Randy seconded, motion carried to accept this roll over.

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

### **Executive Session**

\*Randy moved to go out of executive session, Peter seconded, motion carried.

### **Committee Reports**

**Architectural Control Committee:** The committee received 11 requests a mix of concrete, shed, fencing, shutters, tree removal, painting, all were approved with the exception of one that is still pending that is a tree removal.

**Roads and signs:** Street striping and adding “slow” signs were completed, VIS submitted the invoice of the work completed to the City of Lacey so they can pay for half per the neighborhood grant. Sub basin failure on Armour loop created a sinkhole that was addressed within 3 days. Old concrete pipes under the roads are starting to deteriorate under the roads and we will continue to address this issue. Received a proposal from Catchall to fix the problem areas with the dry wells and street flooding, though \$167,010 was their estimate. We are seeking other opinions including instead of a full replacement taking a power auger to the one problem well at Oakmont and Cotton. Ongoing review of bulletin boards revealed no inappropriate ads.

**Compliance Committee:** The community is looking great, very few issues though a few lawns/weeds that have been on watch need to be addressed. We have a few continuous parking issues that we are addressing. Larry is addressing the construction material piles and rough/trees being compliant with the golf course by contacting the golf course manager.

**Communications:** The board discussed adding an article to suggest homeowners sweep front of their lot, and including an article about the impending change to the governing documents. The board also suggested adding a “save the date” for the November homeowner meeting.

**Welcome committee:** Thirteen new homeowners this year including 4 for June. Welcome baskets will be distributed to the new owners that have moved in, some of the homes purchased over a month ago show no signs of anyone moved in yet.

**Old business:**

- a) **City of Lacey neighborhood grant application:** the invoice for the striping and painting has been submitted and the City will cut a check tomorrow.
- b) **Declaration Amendment:** discussed in executive session with Association attorney
- c) **Open House Mixer: November 20<sup>th</sup> at Jacob Smith House.**

**New business:**

- a) **Catch Basin work and inspection:** seeking other opinions and doing another inspections on Monday.

**Next meeting is August 21<sup>st</sup> 6pm and Andrea will be running the meeting because President Dittloff will be out of town.**

**Andrea moved to go into executive session, seconded by Peter, motion carried.**

## **Executive session**

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

- **Compliance appeal:** Ticket #231860 Randy moved to deny, Matt seconded, motion carried. Ticket #232090 Peter moved to partially approved, Matt seconded, motion carried. #229975 denied, Andrea moved, Matt seconded, motion carried. #225835 suggested to apply for an extension, motion to deny request by Andrea, Randy seconded, motion carried.

**Andrea moved to adjourn the meeting, Matt seconded, motion carried.**

**Submitted by: Nataly Lee, Secretary.**