

Capitol City Golf Club Estates Board of Trustees Meeting

August 21st, 2025, VIS and Zoom 6:00 pm

MINUTES

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

VIS Representatives Present: Scott Roth

Homeowners Present:

Quorum declared by Vice President Andrea Thomson at 5:58 pm

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

Approval of meeting minutes: Peter moved to accept minutes, Nataly seconded, motion carried.

Treasurer's Report: Our overall income is up and expenses down, our net income is high for July because the second half year dues show up as income. Our accounts receivable is almost the same at July 2025, but 33 homeowners did not get their last half of yearly dues in on time. Very few large outstanding accounts, the majority are under \$160.

Matt moved to accept treasurer's report, John seconded, motion carried.

Committee Reports

Architectural Control Committee: There is one ACC request pending from May regarding permits for tree cutting. Other than that there have been several approved including: landscaping, exterior paint, concrete slab, sheds, solar panels, screening, driveways, and fencing.

Roads and signs: The catch basin on Oakmont and Cotton has been addressed by drilling through the concrete in the pipe of the dry well. Work was completed by sustainable groundworks an CatchAll recommended a complete replacement totaling over \$150,000. We will keep Sustainable Groundworks in mind for future contracting.

Compliance Committee: The drive around was illuminating with some parking issues, 6 homes with overhanging trees not meeting the 14 foot clearance and branches in the road blocking stop signs, including some on golf course property. This might be a possible newsletter idea for lawn parking to describe what is in our bylaws. Outside the once a month drive around, multiple street parking cars and lawn parking cars have been tagged.

Communications: Newsletter went out on August 18th.

Welcome committee: No new homeowners in July but need to deliver 6 welcome baskets.

Old business:

- a) **Declaration Amendment:** Proposed timeline to have the City of Lacey mail out by Oct 15th. Peter moved to approve the mailing date, Randy seconded, motion carried.
- b) **Open House Mixer: November 20th at Jacob Smith House.** Catering sandwiches, cookies, chips, soft drinks. We have to have a commercial food handler provide it, maybe Costco?. Half a dozen raffle prizes and turkey certificates for homeowners to win at the Mixer/Annual meeting. The board will divide up the community and hand out flyers to remind all the homeowners that the annual homeowner's meeting is combined now with the annual mixer. The capacity of Jacob Smith house for banquet seating is 80 people. We will continue to look for caterers for the event.
- c) **VIS Webinar 9/22/2025- The Tea on Delinquency.** 2026 will present a change to how delinquency is processed and may increase the cost of actual collections on delinquent accounts to the association.

New business: none

Next meeting is September 18th at 6pm.

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

Executive session

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

- Board moved to proceed with two lien recordings and one small claims court and one bank account search for garnishment.
- **Account adjustment request:** Ticket #: 231465. Motion to grant partial relief by Randy, seconded by John. Granted partial relief. Ticket #: 235940 Nataly moved to deny with board offering a payment plan, seconded by John, motion carried. Ticket #: 236353. John moved to grant partial relief, Randy seconded, motion carried.
- **Compliance Extension request:** Ticket #: 232693. Randy moved to grant extension, John seconded, motion carried.

Peter moved to adjourn the meeting, Matt seconded, motion carried.

Submitted by: Nataly Lee, Secretary.