

# **Capitol City Golf Club Estates Annual Homeowners Meeting**

**November 20<sup>th</sup>, 2025 at 6:00 pm**

**Lacey Community Center**

**Meeting started at 6:14pm**

**Board members present:** President Larry Dittloff, Vice President Andrea Thomson, Matt Gordon, Peter Sweet, Treasurer Randy Luke, John Beezley, Secretary Nataly Lee

**Homeowners present:** We have established a quorum for the first time in 6 years!

## **Introductions and general updates:**

- Introductions of board members, this is Peter's last official meeting as part of the board (for now).
- Group home challenges are mitigated by state law which restricts our ability to police them beyond the associations' CC&Rs.
- Catch basin and drywells inventory and inspection revealed major faults from their installation in 1964. Changed contractors in 2025 and have already made major corrections.
- Street maintenance is a priority including a sweeping coming up in the next 2 weeks
- Major state laws have changed which Scott will go over for challenges in the upcoming year.

## **Committee Reports:**

**Architectural Control Committee:** The amount of requests for year 2025 to date is 93 to total nearly 400 emails between the committee members. The biggest request type is exterior painting. Hogan and East Sarazen have the largest number of ACC requests. VIS is offering a paint discount for Behr paint which is the VIS telephone number for the discount code. Community discussion followed about the "like for like" paint policy and wanted clarity about if you repaint your house the exact same color why you need an ACC request. The average time from submission to approval for ACC requests was 72 hours or less.

**Roads and Signs Committee:** President Dittloff explained the challenges we have faced with a sink hole on Armor Dr SE and some faults in the catch basin and drywell original installations. The board switched drywell management to a new company that was able to fix the flooded and concreted catch basin on Oakmont and Cotton for a reasonable price and gave a much more thorough inspection and evaluation of CCGCE's stormwater system. 9/25/25 our new company tested our system and it failed for "failed grout" which means failing cement. Study conducted says that our streets will last another 20 years but

that our mailboxes will have to be replaced in the near future but we have continued monitoring and the board does not think they have to be replaced in the near future.

**Compliance Committee:** Nataly reported that this year the community is looking a lot better and the golf course who is part of the community had recently made a big landscaping effort to clear the 14 foot clearance required for trees they had overgrown and hanging into the road on W Sarazen. The largest challenges this year were parking and homeowners starting work without ACC requests being approved. Nataly and Larry explained that when the latest CC&Rs were passed in 2015, the new policies meant there were many homes that had components outside compliance of the new rules. The board at the time grandfathered in the components of these homes that were out of compliance rather than making a huge proportion of the neighborhood make expensive and significant changes to their homes. The majority of these changes were only to become compliant with City code. There have been several houses purchased in the community that have new homeowners who may not have read our CC&Rs thoroughly or were told certain parking, fencing, etc was allowed by previous owners but this is not the case and has caused confusion. Therefore, Nataly and the board are creating an inventory of the current community where there are parking spaces and structures that are out of compliance and which have been “grandfathered in” with the goal to make note that these are not allowable parking in escrow when these properties change hands to new homeowners.

**Insert Treasurer’s report here: need a word document copy from Randy.**

The 2026 budget has been approved

**Welcome Committee report:** Andrea and Randy have almost finished distributing welcome baskets to the new homeowners in the community and showed what new homeowners can expect in their welcome baskets with goods from local businesses as well as paper copies of several of our important documents. Andrea has the statistic for how many homeowners on each street in the community if you want them.

**Open forum for homeowner questions:**

- There are people mowing the golf course at 5 in the morning what can we do? We have spoken to the manager of the golf course and by the community’s CC&Rs (which the golf course is also bound by) it clearly states 6am is when quiet hours end so we are holding them accountable to these quiet hours.

- There was a question about a horse living on a property which we explained is an assistance animal who is a miniature horse living in a house on Cotton named Apollo.
- Speed limit for cotton drive meets Sarazen there is bamboo on one side and you can't see cars coming what can we do about this?-The compliance team cites properties that have landscaping outside compliance of CC&R's including a 14-foot clearance and roads and signs visibility.
- Many cars for assisted living facilities-one home on Armor Street has had up to 9 cars. Sheila 5915 Armor Dr. SE. The board is aware of this situation and others that have cropped up and the state has claimed they are "visitors there for a short amount of time" which makes it challenging for the board to enforce our 4-car limit. The homeowner believes they have no regard for the speed limit and ambulances rush to the property.
- Maureen Ladd 6109 St Andrews drive, asking for clarification on adult family homes.
- Cheryl Aftee 6420 Sarazen states the law is clear on adult family homes but there are many sellers who will market their homes for rent as a different category of business.
- 3256 58<sup>th</sup> Avenue new group home going in and they were blocking the road for an ambulance that was needed for her husband.
- Prioritize the parking system based on safety. John Beezley addressed that the board is trying to think of some creative ways to address these parking situations.
- Aje Baker 4927 67 SE. Lived in the community for 4 years now. State their car was only parked there for 30 min but was given a citation.
- Kim Whitner 5927 Armor St by the 10<sup>th</sup> hole recently submitted to the HOA a petition to put a speed bump by the 10<sup>th</sup> hole a direct street up to the club house. 5901 to 6302 is the stretch where there is a current speed bump but after that they speed by to Yelm Highway. They have a petition with 36 signatures from homeowners.
- Jane Arneson 6209 Hogan Dr. Brought up that the board could address the limit of cars allowed to park in each house (limit 4 in driveway plus 2 in an adjacent spot).
- A discussion of how to hold the golf course accountable for broken windows, skylights, etc.
- A homeowner believes that our neighborhoods are being used as through streets. Kick this to the streets and signs committee to say "private road" which we have tried in the past.
- 4927 63<sup>rd</sup> avenue. Wants clarification on parking rules and Larry stated that the limit is 24 hours.

### **State Mandated Changes**

Scott Roth is presenting on new state laws that will change the way our association operates WUCIOWA. Changes take place on January 2026. CC&Rs are being amended to comply with the state statute so that they are less confusing and so that they give more rights to the homeowners. The City of Lacey also owns a lot next to the current pump house and they want to turn it into a commercial lot so that they can drill and turn it into a pump house.

One big change is to how meetings are conducted, the new Act 64.90 is referred to as WUCIOA. We are a Common Interest Community. The new act's goal is to ensure transparency for the homeowners. All meetings called must have a 14 day notice with time, place, budget changes, and agenda unless and "emergency" meeting which requires 20% approval of the homeowners, the President of the Board or the majority of the board with 7 days notice to all homeowners. We include zoom address of all meetings. Committee meetings must be open to the community as well. ACC committee for CCGCE will be meeting every Friday to discuss ACC applications to be effective in turning around applications for ACC while remaining compliant with WUCIOA. All meetings are open to community homeowners except for executive session or when homeowners fail to respect meeting rules and norms. Heard in executive session for appeals but then voted on in discrete identify conserving avenues in an open meeting. Build proper procedures, transparency, and legal compliance.

VIS and the board are working through best practices.

Jim 6332 Cotton Dr motion to adjourn the meeting. Another homeowner seconded. Motion carried. Meeting adjourned at 7:56pm.