

Capitol City Golf Club Estates Board of Trustees Meeting
July 17, 2023, VIS and Zoom
6:00 pm
MINUTES

Board Members Present: Larry Dittloff, Pam Dittloff, Randy Luke, Peter Sweet, and Christina Tremper.

Absent: Kevin Rae and Barry Upton.

VIS Representatives Present: Scott Roth.

Members: Present: Larry Boyd and Eric Morck

- Larry Boyd, 6030 Armour Loop- On May 9, 2023 regarding a fine for a portable cove which had been up for 7 years. He has submitted a request and the Board will look at it.
- Eric Morck, 6308 W. Sarazen SE-Complained about late fees and how they are determined. He felt the HOA did nothing to help him with the fire hydrant placement by the City. It was explained that it was a city project and the HOA could not force the city to move it. He advised to become current on his payments and then submit a request.

Quorum declared by President Larry Dittloff.

The meeting was called to order at 6:20 p.m.

Approval of Agenda: Add Update on Open House under Old Business, B. **Peter motioned to accept the Agenda as amended, Randy seconded, motion carried.**

Approval of Meeting Minutes for May: Randy moved to approve the Minutes as written, Kevin seconded, motion carried.

Treasurer's Report: Randy Luke presented the June 2023 Income Statement and Balance Sheet:

Balance Sheet:

NO significant changes from April 2023 Financials.

Income Statement:

Income of \$5,664 was up \$4,427 over budget due to fines and late/legal fees collected.

Expenses of \$11,358 was \$3,168 UNDER budgeted amount due to fact that Speed Bump Expenses (\$15,247) incurred in May and the \$5,000 was charged in May. We did charge the Audit fees to June for \$2,700 but still had a surplus due to Speed Bump credit above.

Year-to date Income of \$92,388 is up \$18,603 due to fees and fines collected. YTD Expenses are down by \$1,518 from budget estimate. YTD Net Operating Income is still up by \$20,122 vs budget due to increase in YTD Revenue and lower expenses noted above.

Our Accounts Receivable balance of \$44,497 decreased from the May balance of \$73,392 mainly due to a payment from the largest receivables delinquent account (\$29,305 for lot 343).

A total of 42 accounts were delinquent in June 2023. Now the one largest account total just over \$14,465; the next 8 accounts are between \$1,059 and \$6,504 total about \$24,000; 10 accounts are between \$105 to 725; and 23 small accounts between \$4 and \$90.

This is the lowest total dollar amount for receivables in 3-4 years.

Pete4r moved to approve the Treasurer's Report as presented, Christina seconded, motion carried.

Committee Reports:

- a) Architectural Control Committee:** Most approved. One Paint Issue that wants to use Accent Color for Trim. We have been there to try and explain. A fence issue with neighbor complaining that he should have received notice.
- b) Compliance:** The drive around was Tuesday, July 11th. There was a long standing parking issue on Armour Loop which was put on a 30 day notice to move June 20th. Twenty-four hour notices were placed on the vehicles July 20th. Other than that, weeds and lawns are an ongoing issue. With the warm weather many of the lawns are drying out.
- c) Roads/Signs:** On Lot 387, trying to get drainage issue finalized, in discussion with the City. Also discussing with the City the missed Speed Bump on South Sarazen. New Speed bumps are working. Two tows anticipated on Armour Court.
- d) Lawn Standard:** New policy went into effect July 1, 2023. **Randy motioned to disband the Ad Hoc Group, Peter seconded. Motion carried.**

Old Business:

- a) Catch Basin Clean Out:** Kevin and Barry walked the project identifying the catch basins. Reviewed the proposals from Catchall, Flo Hawk, and Provac. Discussion followed. Need to confirm the number of catch basin with Catchall. **Randy made a motion to accept the Catchall bid of \$29,225.00 and the \$215 per ton disposal fee and the Annual Maintenance Agreement after reconfirming number of basins, Peter seconded. Motion carried.**
- b) Open House:** Randy gave an update on the mixer to be held August 9, 5 to 7 p.m. Anticipate more attendance after distributing flyers. There will be background guitar music, gift certificates, and venders.

New Business:

- a) Bathroom Update:** The Golf Course is looking into relocating the porta-potty by the snack stand. This is used by golfers, service workers, walkers, etc. After further discussion, they are looking into building a permanent restroom at the current site. This would be a joint effort with the HOA and the Golf Course. As the project becomes further along, it will be presented to the Board. This would be a Capital item and come out of reserves. It was requested that the Golf Course identify where bathrooms are on the course.

b) Tax Submittal: Randy will sign.

Next Meeting: The meeting will be August 17, 2023, 6:00 pm. at VIS and Zoom.

Executive Session: Peter moved to go into Executive Session at 6:57 p.m., Christina seconded. Motion carried. Recording turned off.

Randy moved to vacate Executive Session at 7:40 p.m., Christina seconded. Motion carried. Recording turned on.

Randy moved to act upon the two collections, one payment plan and three compliance approvals discussed in Executive Session, Christina seconded. Motion carried.

Other Business: Distributed flyers for mixer:

- Christina-St. Andrews
- Randy-Armour, 58th.
- Larry & Pam-Congressional, W. Sarazen, Hogan
- Peter-Cotton, E. Sarazen

Randy moved to adjourn, Christina seconded. Adjourned at 7:48 p.m.

Submitted By:

Pam Dittloff, Secretary