

**Capital Court Condominium**  
Governor Lane SE - Olympia, WA - capitalcourtcondo.com

May 14, 2024 Board Meeting

**I. Call to order**

6:34 p.m. Location: Online (via Zoom)

**II. Residents Present**

Board Members: Tom Lowe #4423, Hannah Mccleod #4440, Sylvia Richards #4416, Christopher Wiggins #4431  
Other Residents: Heather Pierson #4432  
Morris Management: Kwasi Okyere

**III. Quorum Established: Yes.**

**IV. Board has approved April meeting minutes.**

**V. New Business**

1. Mold mitigation has been completed on #4432 due to roof leak. The board is going to review and decide whether to hire A+ drywall to do all the repairs to the unit. The board is waiting to receive a few more estimates for work before deciding.
2. The board received an ACC request for the addition of a gate to enclose a yard. The board has approved the request and will let the owners know the stipulations regarding the addition of the gate.
3. There is a request from an owner to paint their front door. The board approves the repair but will wait to schedule the repair until there is more than one project to be done until handyman is hired to do more work in the neighborhood.
4. A resident offered to plant flowers in the front of the neighborhood. Due to unexpected expenses, the board is not going to have the flowers planted by the gate this year.
5. The board discussed what we want to utilize our budget for this year. The board will continue to monitor the finances and makes determinations each month as to what we are able to afford.
6. The board is going to get an estimate for cleaning the gutters only. If the estimate is approved, the board is going to get it scheduled as soon as possible.

**VI. Old Business**

- The sewer has been fixed at 4440. There is still a broken pipe that needs to be fixed.

**VII. Approved via email**

- Approval for floor repair in 4440 due to sewer damage.

**VIII. Maintenance**

- 4408 has a gutter that is detached.
- 4410 needs to have 2 spigots repaired. The board has approved the estimate and will get the work scheduled.
- There is a tree behind 4427 that needs to be cut.
- 4432 needs drywall and paint fixed.
- Chimneys on quad 7 need painted.
- 4440 front step is cracked and chipped in two places.
- Dryer-vent cleanout needs to be scheduled and done.

**IX. Meeting Adjourned**

8:22 p.m.

*Next board meeting: June 11, 2024.*

Minutes prepared by Hannah McCleod.