

RUXTON II HOA MEETING

April 4, 2023

President Donna Hoey called the meeting to order at 7:05 P.M. Board members present were Donna, Gary Anderson, Beverly Dierking, David Smyth and Charlie Kriss. Ameri-Tech representative Andrew George was also present. There were two unit owners in attendance.

The Proof of Notice was posted as required. Charlie made a motion to waive the reading of the March Meeting minutes and to approve them. Seconded by Gary. Motion unanimously approved.

TREASURERS REPORT

David reported that he and Gary went to Raymond James where they opened a \$100,000. account for Ruxton II. The account is paying 4.5%. We can now decide if we want to move some of funds into CD's at different rates and times after the 15th of April.. Raymond James will notify us if rate changes. What we do will depend on how rates change in the immediate future. Charlie made a motion to move \$25,000. into a 5.1% account for 1 year. Gary seconded. Motion unanimously approved.

MANAGERS REPORT

Andrew is still doing weekly inspections. Andrew reported that unit owner contacted him about delinquent payments. Andrew told the unit owner they must talk to our lawyer. The foreclosure process will begin in a week. A roof repair has been completed. Andrew reminded everyone we are in a very dry season. We don't know how deep our wells are but will continue to water for the time being. Irrigation people have been working on issues. Contact Andrew if you need overnight clubhouse parking. Andrew reported we have new unit owners on Roland, Mill River and Upton Court. When closings are complete, directory information will be supplied for the new Tall Pines directory. Tall Pines is looking for someone to coordinate the issuing of the new directory.

Old Business

Green Thumb Lawn Service will be notified to plant two new hedge bushes at the T of Upton Court as soon as the rainy season starts.

New Business

David reported that there have been a few alligator sightings recently. Andrew said he would put out an email to alert all Tall Pines residents to be careful, especially around the ponds.

On street parking is prohibited at night. Vehicles can be towed away. Tall Pines is still working on putting up no parking signs throughout Tall Pines.

There is a spot on Upton Court in the street by the mail box that is really deteriorating. There is another spot that needs repairs on west side of Upton Court. Andrew will contact street company which is getting ready to do other repairs.

Charlie made a motion to close the meeting at 7:57, seconded by Beverly.

The next meeting is tentatively scheduled for **Tuesday, October 3rd at 7:00 p.m.**

Respectfully submitted,

Beverly Dierking, Secretary

New Business their Enhanced

Andrew is going to have Green Thumb fertilize the new bushes on Roland and Upton Courts.

Painting of our units was discussed. The consensus was that painting needs to be done in 2023. Some of the cost for the painting will have to come from deferred maintenance. In 2023 it will be 8 years since we last painted.

There is a good chance that with the changes in insurance regulations we will have to begin replacing roofs in 7 years. The order of replacement will follow the schedule from last time.

David and Charlie will both be up for election next month.

The unit on Mroz Lane with the over wide driveway addition had sprinkler head(s) removed that is affecting the lawn watering of other neighbors. When driveway is repaired the sprinklers will have to be repaired.

Donna mentioned that the Welcome Letter for new unit owners be updated. Andrew will follow up on this.

At 8:16 Beverly made a motion to adjourn. Seconded by David, all approved.

The next meeting of Ruxton II will be held on **Tuesday, February 7 , 2023 at 7:00 P.M.** This will be our annual meeting. Unit owners need to attend to vote OR RETURN THEIR PROXIES.

Respectfully submitted,

Beverly Dierking, Secretary