

RUXTON II HOA MEETING

March 7, 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 was one unit owner in attendance.

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

Andrew is still doing weekly inspections. Andrew reported that foreclosure is in hands of the lawyer. The foreclosure will take place in April. We have \$228,000. in the bank. He reported that even with numerous price changes last year we were only \$1,000. off from our budget for the year. The average painting quote was \$72,000. for all units. Andrew reported one complaint from unit owner about chinch bugs and a broken pipe. Pest control sprayed recently and will do again in a couple of weeks. Pipe was fixed. He also mentioned some tree branches overhanging Upton Court. Tall Pines will be trimming trees shortly.

Old Business

Charlie has previously discussed putting the reserves into CD's to help cover future roof replacement costs. Gary and David met with a rep from Raymond James. They discussed CD's and their Enhanced Savings Program. This program, once opened, will allow movement to CD's once account is opened. Beverly made a motion, seconded by Donna, to put \$100,000. into an Enhanced Savings Account with Raymond James. Motion unanimously approved. Gary and David were appointed to be the representatives. The reps will need a copy of these minutes when account is opened. Andrew asked that Ameri-Tech receive a copy of the monthly statement to report in financials.

Andrew reported he is still waiting for roofing bids. We still have several years on the current life of the roofs but we want to make sure we will have that expense covered when necessary.

New Business

Donna checked to see which Board members would be present over the next two months. We will have a quorum. Donna mentioned that our minutes did not appear in the latest newsletter even though they were prepared on time. Andrew will make sure this month's get reported. He also stated that any Board member can update the Tall Pines Calendar.

Charlie made a motion to close the meeting at 7:47, seconded by David.

The next meeting will be **Tuesday, April 4th 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

