

RUXTON II HOA MEETING

November 6,2024

President Donna Hoey called the meeting to order at 7:00 P.M. Board members present were Donna, Beverly Dierking and Charlie Kriss. Joe Capasso participated via Zoom and David Smyth was absent.. Ameri-Tech representative Andrew George was also present. There were three unit owners in attendance.

Meeting notice was posted in advance of meeting. Charlie made a motion to accept and waive the reading of last meetings minutes, seconded by Donna. Unanimous approval.

TREASURERS REPORT

Andrew reported that at the end of September we had 13,842 in Operating Funds and \$181,492. in Reserves. There are no major bills outstanding.

MANAGERS REPORT

Andrew reported that some units have had roof leaks. The last leak he is aware of should be fixed this Friday. A unit owner spoke up and said her leak was fixed but she thinks she has another. She will let Andrew know after the next rain.

OLD BUSINESS

The newer bushes planted at the north end of Roland Court are dying. Andrew is going to have Eric, from Green Thumb, check out the issue. He is going to have a temporary fence put across this area so no one can cut through there.

The number of late HOA payments was discussed. Some of the late payments are the result of confusion about the bank changeover. Charlie made a motion, seconded by Beverly, to have the information on the unit owner several months behind sent to our lawyer for follow up. This was unanimously approved. All other unit owners who are late will be getting a letter from Ameri-Tech.

NEW BUSINESS

A unit owner on Upton Court has put in a request to widen their driveway. Andrew is waiting for a picture of what the owner wants. The actual pavement for

driveway changes to be widened must not be greater than any of the previously allowed

Andrew reviewed the preliminary budget he prepared. Most of the items seem in line with what we need except the roofing reserves. Charlie asked about the roofing estimates requested at our last meeting. Andrew is still waiting for answers. Without a good increase in this item we will fall short when we need to do our roofs. This will be discussed further at our December meeting.

The meeting was opened to questions and comments. Problems with streetlights that are out were discussed. Andrew will follow up with WREC. Another question was raised about trees that need to be removed. Andrew is working with the Tall Pines Board on this issue. A question was also asked about a No Parking sign at the east end of Haig Court. Andrew will check on this also as no one seemed to know why it was put up,

Charlie made a motion to adjourn meeting at 7:50 p.m. , seconded by Beverly. Unanimous approval.

The next scheduled meeting will be **Tuesday, December 3, 2024 at 7:00 p.m.**

Respectfully submitted,

Beverly Dierking, Secretary

