

RUXTON II HOA MEETING

January 9,2024

President Donna Hoey called the meeting to order at 7:00 P.M. Board members present were Donna, David Smyth, Beverly Dierking and Charlie Kriss. Joe Capasso participated via phone. Ameri-Tech representative Andrew George was also present. There were no unit owner in attendance.

The Proof of Notice was posted as required. Charlie made a motion to correct the amount of the check for Raymond James mentioned in the December minutes to \$37,000.00 and to accept the corrected minutes. Seconded by Donna. Motion unanimously approved

VICE PRESIDENTS REPORT

Joe mentioned he is signed up with Ameri-Tech to take a training class.

TREASURERS REPORT

Andrew reported that we **have \$12,593. in our operating account and \$242,500. in reserves.** Beverly made a motion to accept this report and Dave seconded. Unanimously accepted.

MANAGERS REPORT

Andrew suggested a January 30th meeting to vote on the final By-Law proposal. Everyone agreed and the sign will be put out. Andrew presented the 2024-2025 Budget. The 2025 Budget includes a monthly HOA fee increase to a total of \$200.00 a month. The Tall Pines Budget includes a \$4.50 increase to each unit. The Roofing Reserve will be increased as well as Deferred Maintenance. Charlie made a motion to accept this proposed Budget and Beverly seconded. Unanimous approval.

OLD BUSINESS

Andrew said the painters will be notifying unit owners of the start of painting. It will take 6 to 8 weeks to complete. The painters will start at Vale Loop.

Donna asked Andrew if he found out who has been sending violation letters to Ruxton II unit owners as they were not authorized. Andrew will research.

NEW BUSINESS

There was no new business

David made a motion to adjourn, seconded by Beverly. Unanimous approval.

The next meeting is scheduled for **Tuesday, January 30th at 7:00 p.m.** **The Annual Meeting will be held on Tuesday, February 6th, 2024 at 7:00 p.m.**

UNIT OWNERS ARE REMINDED TO PLEASE MAKE SURE TO RETURN ALL PROXIES IF YOU CAN NOT ATTEND THE ANNUAL MEETING.

Respectfully submitted,

Beverly Dierking, Secretary

