

## RUXTON II HOA MEETING

January 7, 2025

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

Meeting notice was posted in advance of the meeting. David made a motion to accept last months minutes.. Joe seconded. Unanimous approval.

### **TREASURERS REPORT**

Andrew reported that at the end of November we had \$16,351.. in Operating Funds and \$184,131.. in Reserves. There were no unexpected expenses last month. Maintenance fees were over budget and expenses under budget. Charlie questioned several small late fees. Theses are from changeover of bank accounts and will be removed per Andrew.

### **MANAGERS REPORT**

Andrew presented two different budget schedules for next year. One increased the monthly fee by \$45. and one by \$50. Both schedules include the \$6. increase to the Tall Pines budget. Currently Andrew expects each quad to cost \$50,000. when roofs are replaced. He discussed where we would be if we raise the HOA fee by \$50. this year and again next year. He feels this should cover all of our roofing expenses. Andrew continues to get bid information.

### **OLD BUSINESS**

After Andrew's report Charlie made a motion to adopt the budget with the \$50. monthly increase. Dave seconded the motion. Unanimously approved.

Andrew reported that the No Parking sign on Haig Court was put there by Tall Pines. He said it is there to prevent overnight parking.

The street light on Mill River was finally fixed.

Donna asked about what is being done with the pine tree at the corner of Upton and Mill River. Andrew said it is still being reviewed.

Speeders continue to be a problem even though it is posted for 20 MPH. Tall Pines will continue to remind unit owners to watch their speeds.

### **NEW BUSINESS**

There was no new business but unit owners were reminded to be on the lookout for strangers and report them if necessary.

Charlie made a motion to adjourn the meeting at 7:36 p.m. , seconded by Donna. Unanimous

Our next meeting will be **Tuesday, February 4, 2025**. This will be our annual meeting and unit owners are reminded to return proxy statements if they will not be in attendance.

Respectfully submitted,

Beverly Dierking, Secretary



