

Ruxton Village II

Board of Directors' Meeting

April 7<sup>th</sup>, 2026

7:00 PM

LOCATION: TALL PINES CLUBHOUSE LIBRARY AND ZOOM

Call to Order: 7:02 PM

Establish Quorum of the Board of Directors: Donna Hoey (President), Joe Capasso (Vice President on Zoom), David Smyth (Treasure), Sherri Walker (Secretary), Mike Laszewski (Director on Zoom)

Notice posted on website, Hi Lights, and mailbox

Brett Newby (Ameritech) appointed Chairperson

Board of Directors Reports – None

Management Reports

Brett presented to the Board of Directors a Petition (below) filed by Charlie Kriss signed by 20% or more of the voting interests of the Association.

*“Reversal of the Board's decision to approve the 2026 budget based on a 15-year roof replacement schedule. Further, to adopt a 2026 budget based on a 20-year schedule following the attached motion and supporting budget.”*

Roofs – This is the fourth time the board has entertained the motions and now the petition to lower monthly budget based on a 20-year roof replacement schedule.

Brett opened the discussion to the public for the homeowners in person and/or on Zoom.

Stated “been transparency for the homeowners and all meetings posted.”

If waiting twenty (20) years on roofs, possibly not be insured.

Brett responded to all questions and fully explained details pertaining to the roofs.

Owner asked for information/clarification concerning fee increase. There was no decision by the board to raise next year's fee to \$350. This was incorrect information. The board's intentions are not to have to increase fees next year. The board has been working on plans to replace roofs, being mindful of the reserves and avoiding special assessments.

Tall Pines raised their fees by \$14 this year. This amount of Tall Pines increase was an unexpected to the board. We were expecting no increase this year. Chairman stated, "This cannot be discussed here and should be discussed at the Tall Pines meetings."

#### Key Points about the Roofs:

- Board of Directors has seven (7) quotes with seven (7) different companies.
- The roof replacement installation which occurred fifteen (15) years ago, was found to have been done with some key defects. Missing flashing is at least one of the identified defects.
- All twelve (12) of the Ruxton Village II buildings' roofs were inspected and condition rated from an independent roofing company.
- There are five (5) quotes for repairs of one building with six (6) identified leaks totaling to \$9,000.
- The three (3) buildings' roofs were selected by the roofing company, not the board. These roofs are in the worst condition, some have existing leaks, and cannot wait longer for the possibility of more leaks continuing to pop up.
  - There are two buildings with leaks, one building with six (6) leaks alone. Two of these buildings are missing shingles, have damaged shingles. The majority of the three (3) building roof shingles have granule loss. Multiple repairs were made to these buildings over the previous years.
- These three (3) buildings' roofs will be fully replaced this year sometime soon.

Meeting Adjourned: 8:00 PM