Ruxton Village II

Board of Directors' Meeting

October 10th, 2026

7:00 PM

LOCATION: TALL PINES CLUBHOUSE & ZOOM

Call to Order: 7:14 PM (Later start due to Zoom slow because of a weak WiFI signal in the larger conference room.)

Establish Quorum of the Board of Directors: Donna Hoey (President) – Phone, Joe Capasso (Vice President), ~~David Smyth (Treasure~~), Sherrie Walker (Secretary), Mike Laszewski (Director) - Zoom

Proof of the Notice: Notice posted on Bulletin Board, Website, and Mailbox

Brett Newby (Ameritech) appointed Chairperson

Board of Directors Reports:

- Joe Capasso (VP) provided an update on the Roof Replacement Project
    - May 2026, we have completed roof replacements for three (3) of the twelve (12) buildings.
    - The Ruxton Village II HOA consists of twelve (12) buildings which makes up forty-eight (48) homes.
    - Wind Mitigation Reports were completed for all twelve (12) homes which had new roofs installed.

Management Reports:

- Brett passed an attendee sign-in sheet. Attendees were asked for their name and home address (number and street name).
- Attendees began asking questions about the roof replacements, budget, and the HOA fee.
- Brett fielded many of the questions.

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Old / New Business:

- Brett discussed the current budget and questions pertaining to it.
- There were questions from some of the attendees about a fear that the new (2027) HOA fee would go up another $50.
    - Brett and the board members had stated the new budget has not been worked on.
    - People were basing their concerns over a disgruntle previous board member's unapproved of literature he was passing around to some of the neighbors and homeowners. Some of the half-truths was released in one of the Tall Pines Hi Lite newsletter. This was never approved by the Ruxton Village II HOA board members.
- Joe brought for discussion to the board, that the New Owner / Tennant application should be reviewed and possibly updated. Joe asked Brett to provide a really good example of one that might be a little involved from another HOA to the board members.
- Joe brought the idea of considering moving in the direction of 100% owner occupied for the HOA.
    - This idea did not go over well with the attendees, although was directed to the board to consider first. In any case, since it didn't sit well. The idea was dropped.
    - The board is content with having the bylaw remain as is. This means a max of four (4) of forty-eight (48) homes allowed to be rented at any given time.

Q/A:

- The floor was opened for any remaining discussion items.
- Questions came up about the landscapers along with some complaints.
- Brett asked that all landscaping complaints to be brought to him. Please always provide name, address and phone number and details about the area of concern.
- Donna mentioned that having a name and some contact information will help the board members follow-up on concerns.

Meeting Adjourned: Around 8:00 PM

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