

RUXTON HOA MEETING
JANUARY 4, 2022

President Donna Hoey called the meeting to order at 7:00 P.M. Board members present besides Donna included David Smyth and Beverly Dierking. Absent from the meeting were Connie Schweitzer and Gary Anderson. Keith Phillips and Andrew George from Ameri-Tech were also present.

Proof of Notice was posted as required. The reading of the November minutes was waived as they were published in the December Hi-Lites. Motion made by David and seconded by Beverly.

OLD BUSINESS:

As discussed at the last meeting, letters will be sent out to unit owners who still need to pressure wash the driveways and walkways.

A bid was submitted by Green Thumb to clean up the north end of Roland Court.

Andrew is working with Gary on the sprinkler system issues. Andrew is also reviewing problems with various trees in the area.

Donna and Keith are reviewing lawn maintenance work and have been in contact with the owner on various issues with the work being done.

Keith and Andrew presented the Treasurers Report. Our finances are in good shape at this time including our reserves. A unit owner questioned the reserves for our roofs and the fact that some insurance companies are not willing to insure roofs that are over 20 years old. We are getting close to the half way point for a 20 year period with our roofs. It was decided to examine the pricing of roofs next year to determine where we stand on this reserve account.

NEW BUSINESS:

The budget for our next fiscal year was discussed. There will be no increase in HOA fees. Beverly made a motion to accept the proposed budget, seconded by David.

There was some discussion on palm trees that need trimming. Owners will be notified.

The bid for the clean up work on Roland Court from Green Thumb was submitted. Beverly made a motion to accept the bid, seconded by David.

Letters were sent out to remind unit owners that copies of their homeowners insurance policies need to be sent to Ameri-Tech each year.

A letter of resignation from the Board was submitted by Connie Schweitzer. Beverly made a motion to accept, seconded by David. David then made a motion to appoint Gary Anderson to the position of Vice President. Seconded by Beverly.

Donna then introduced Charlie Kriss who is willing to accept a position on our Board. Beverly made a motion to appoint Charlie to our Board for the 2 years remaining on Connie's term. Seconded by David.

David raised a question about road repairs that still need to be completed. Andrew reported that the company that worked on our streets is in the middle of a large project but will be back here to complete the road work.

At 7:40 P.M. Beverly made a motion to adjourn, seconded by David.

The annual meeting will be held on **TUESDAY, FEBRUARY 1ST AT 7:00 P.M.** Please return your proxy if you will be unable to attend.

Respectfully submitted,

Beverly Dierking, Secretary