

## RUXTON II HOA MEETING

January 3, 2023

President Donna Hoey called the meeting to order at 7:00 P.M. Board members present were Donna, Beverly Dierking, David Smyth and Charlie Kriss. Gary Anderson was absent. Ameri-Tech representative Andrew George was also present. There were no owners in attendance.

The Proof of Notice was posted as required. Charlie made a motion to waive the reading of the December Meeting minutes and to approve them. Seconded by David. Motion unanimously approved.

Andrew gave a brief financial report. Still doing weekly inspections. Andrew reported that foreclosure is in hands of the lawyer. Sprinklers are being worked on. Letter has been sent to unit owner in violation of driveway widening. Annual meeting will be February 7<sup>th</sup>. A review was done of the previously discussed budget. Some adjustments were made in the reserves to reduce amount for deferred and move to painting. Andrew is going to order the payment booklets for next year. Andrew is still working on roof certificates from the roofers.

### **Old Business**

Charlie has previously discussed putting the reserves into CD's to help cover future roof replacement costs. He is suggesting 1, 2, 3 and 5 year CD's. Charlie suggested \$22,500. in each account. This should enable us to earn enough interest to avoid a major shortfall. This was again tabled for a vote until next month. Two Board members will have access to any accounts. This will hopefully avoid having to ask for a special assessment like we had to do last time which required every unit owner to pay an additional \$1,000 for roofing.

### **New Business**

Andrew is going to have Green Thumb fertilize the new bushes on Roland and Upton Courts.

Painting of our units was discussed. The consensus was that painting needs to be done in 2023. Some of the cost for the painting will have to come from deferred maintenance. In 2023 it will be 8 years since we last painted.

There is a good chance that with the changes in insurance regulations we will have to begin replacing roofs in 7 years. The order of replacement will follow the schedule from last time.

David and Charlie will both be up for election next month.

The unit on Mroz Lane with the over wide driveway addition had sprinkler head(s) removed that is affecting the lawn watering of other neighbors. When driveway is repaired the sprinklers will have to be repaired.

Donna mentioned that the Welcome Letter for new unit owners be updated. Andrew will follow up on this.

At 8:16 Beverly made a motion to adjourn. Seconded by David, all approved.

The next meeting of Ruxton II will be held on **Tuesday, February 7, 2023 at 7:00 P.M.** This will be our annual meeting. Unit owners need to attend to vote OR RETURN THEIR PROXIES.

Respectfully submitted,

Beverly Dierking, Secretary

