

## RUXTON II HOA MEETING

March 1, 2022

President Donna Hoey called the meeting to order at 7:00 P.M. Board members present were Donna, Gary Anderson, David Smyth, Beverly Dierking and Charlie Kriss. Ameri-Tech representative Andrew George was also present. There were four unit owners in attendance.

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

Andrew presented financial information as of the end of January. Year to date we have positive net income of \$3,787. Two unit owners were delinquent in January. Our reserves are fully funded at this time. David made a motion, seconded by Gary, to accept the Treasurers Report. Unanimous approval.

### **Old Business**

Bids to plant bushes at the north end of Roland Court will be obtained before the next meeting.

Donna also reported that she is still working with Tall Pines on tree removal in common areas.

Gary brought up the issue of last parcel in Ruxton II not being listed in some documents. Andrew will check with Keith to see where this stands.

### **New Business**

A unit owner has raised a question concerning responsibility for removing a tree that has caused plumbing issues for another unit owner. Andrew reported that the lawyer is reviewing documents to understand owners versus HOA responsibilities. Information will be discussed at the next meeting.

Charlie presented a proposal to invest some of our funds in CD's which will pay a higher rate than our funds are currently earning. Discussion ensued as to how much should be tied up for the longer periods of time that CD's require and also how much of a penalty would be incurred if some of the CD deposits needed to be used. After much discussion, Charlie made a motion to move \$40,000. into a CD now. Seconded by Beverly. Motion unanimously approved.

Gary mentioned a problem with a wooden window sill on the outside of his unit. Since outside maintenance of our units is the responsibility of the HOA, this should be covered. This quad is the only one with wood sills and siding. Gary will check the damage further.

David raised a question about atrium walls cracking and who is responsible for repairs. As this is considered inside the unit, the owner is responsible.

At 8:02 Charlie made a motion to adjourn. Seconded by Beverly, all approved.

The next meeting of Ruxton II will be held on **Tuesday, April 5, 2022 at 7:00 P.M.**

Respectfully submitted,

Beverly Dierking, Secretary

