

RUXTON II HOA MEETING

November 1, 2022

President Donna Hoey called the meeting to order at 7:00 P.M. Board members present were Donna, Beverly Dierking and Charlie Kriss. David Smyth and Gary Anderson were absent. Ameri-Tech representative Andrew George was also present. There was 1 attendee.

The Proof of Notice was posted as required. Charlie made a motion to approve the March Meeting minutes. Seconded by Beverly. Motion unanimously approved. Charlie also made a motion to waive the reading of the April minutes and to approve them. Beverly seconded. Unanimously approved.

Andrew gave a brief financial report in the absence of our treasurer. Total assets are \$224,388. Liabilities are \$215,010.

Andrew also discussed the roofer who came out and examined the roofs and did some boot repairs.

Andrew presented a preliminary budget for the next fiscal year. It looks like Tall Pines will be raising unit fees by \$5.00 per month. There is also a good possibility there will be a significant trash price increase as well as a lawn maintenance increase. The Board discussed the possibility of an increase of \$10.00 per month.

Old Business

A bill was presented to the Board to pay the roof inspector \$900. Beverly made a motion to pay this bill, seconded by Charlie. Vote was unanimous to pay.

The unit owner who had plumbing damaged by tree roots presented 2 bills. The Board discussed paying the bill for the actual repairs only. The bill is \$3,300.00. Charlie moved that we pay this bill, Beverly seconded. Vote unanimous to approve.

Charlie discussed putting the reserves into CD's to help cover future roof replacement costs. This will be discussed further next month.

New Business

Andrew presented the Board an Architectural Request from a unit owner who wants to replace their windows. This request will be approved but the Board noted that all replacement windows MUST BE brown/bronze.

Donna mentioned some vehicles from Valleywood's west end that are speeding down Mill River. There is also a unit owner who has a dog that is allowed to run loose. Andrew will take these issues up with the Valleywood President.

At 8:04 Charlie made a motion to adjourn. Seconded by Beverly, all approved.

The next meeting of Ruxton II will be held on **Tuesday, December 6, 2022 at 7:00 P.M.**

Respectfully submitted,

Beverly Dierking, Secretary