

Ruxton Village at Tall Pines HOA, Inc.
Organizational Meeting
Date: Wednesday, February 23, 2022
Time: 3:20pm
Location: Tall Pines Clubhouse and Zoom

Call to Order by President June Stanislaw.

ORGANIZATIONAL MEETING

Board Members are June Stanislaw to serve as President for 2-year term. Richard Garry to serve as Vice-President for 3-year term. Dana Ringewald to serve as Secretary for 3-year term. Bill Martin to serve as Treasurer for 3-year term. Bud Johnson and Paula Morin to serve as Directors for 1-year terms. Roll Call members present: June, Bud, Paula, Bill, Dana, Richard. Also, present Craig Kirby, representative of Parklane.

The meeting was not held on Zoom as none logged in. A Quorum was met for voting purposes.

PROOF OF NOTICE

Notice was mailed to all members of Ruxton Village, signage posted at the entrance to Tall Pines and on our calendar page at the Tall Pines at River Ridge website.

SECRETARY'S REPORT

June moved to approve and waive the reading of the Meeting Minutes of January 19, 2022, second by Bud, all in favor.

Treasurer's Report of January 31, 2022, as presented by Craig of Parklane, indicates year to date:

Income \$44,990,

Expenses \$41,469,

Checking account \$33,170

Reserve account \$93,443

Total Operating and Reserves \$126,613 Craig also reported that the financial statement indicates a deferred carry-over to 2022 of \$631

OLD BUSINESS

Drafts of both Animal and Leasing Restriction Amendments were unacceptable to the Board, as presented by the attorney for the Annual Meeting.

Discussion of the attorney's draft of Animal Restrictions ensued. All agreed as follows: Add wording to specify "domestic pets, not exotic pets, farm or zoo animals." Eliminate restrictions for weight and number of animals allowed. Eliminate "designated pet walking area." Add "dogs known to be aggressive" after specified breeds, as well as "list can be amended by Board of Directors from time to time." Add provision for "service animal." Eliminate requirement for vaccination and license records to be submitted to the Association. Above records are to be submitted upon Board request.

Discussion of the attorney's draft of Lease Restrictions ensued. Draft was redundant and terms specified by the Board were not included or were embellished.

Dana will draft both Amendments with terms specified and submit to the Board for their approval.

NEW BUSINESS

Board discussed changing legal representation to better serve the needs of the community. Paula moved to select new attorney, seconded by Richard, all in favor.

When drafts are rewritten, preferably by a different attorney, and acceptable to the Board, a new mailing to Ruxton Village will be necessary and public notice given. A quorum and new proxies will be required.

Next Meeting

Since 30 days' notice is required to amend Ruxton Village documents, next Association meeting will be on April 27, 2022 at 4:00pm at TPCH.

Sharon Crawley of Fiddlesticks Ct. was welcomed to the meeting.

Adjournment at 4:35pm.

Respectfully submitted,
Dana Ringewald, Secretary