

RUXTON VILLAGE AT TALL PINES HOA, INC.

Minutes, Board of Directors Meeting

Wednesday, October 19, 2022

Tall Pines Clubhouse

Call to Order: Paula Morin, Acting President, at 4:15PM.

Board Members Present: Paula Morin, Bill Martin, Treasurer (via telephone), Dana Ringewald, Secretary, Bud Johnson, Director. A quorum was met.

Member Present: June Stanislaw.

Also Present: Richard Bremer, Property Manager, Park Lane Real Estate Services, and John Lamont, new Assistant Property Manager, introduced.

Proof of Notice: Posted by Paula on Clubhouse bulletin board and sign at entrance to Tall Pines.

Secretary Report: Meeting minutes of May 4, 2022 from Dana were read by John Lamont. Bud moved to accept the minutes per Secretary's revisions prior to the next Board Meeting, Paula seconded, all in favor.

Treasurer Report: Financial report from Bill was presented, all as anticipated. Paula noted probable increase in Ruxton contribution to Tall Pines Community HOA. John Lamont was notified of contract 2023 increase between 10-20% for Waste Connection. No contract/rate notification has been received from ControlaPest, yet the Board expressed dissatisfaction with their service. Green Thumb intends to maintain their recently increased rate of \$600/month. Upon final notice of all increases, a Budget Review will be necessary to determine the potential increase in the monthly assessment. Bud moved to accept the Treasurer Report, Paula seconded, all in favor.

Old Business: June Stanislaw resigned as President; Richard Garry resigned as Vice-President.

Amendment for Leasing, as prepared and put to a vote at May 4, 2022 meeting, had been mailed to Members/owners with 30 days notice. It did not receive the required positive votes and proxies. Vote tally: 11 Yes, 7 No, with 6 who did not vote counted as No votes per attorney advice. No votes were received within additional 90 days allowed. Therefore, Amendment failed. Final tally: 11 Yes, 13 No, as retained with Secretary's records.

Reconsideration of Leasing and Pet restrictions.

New Business: Bud moved to appoint June Stanislaw to the Board of Directors, Paula seconded, all in favor.

Board discussed the need for volunteers for Board of Directors. Although currently 4 units of the 24 are rentals, the Board should explore potential interest among new owners of six units sold in past 12 months. Dana suggested contacting all members to inquire if there's interest in serving on the Board. Paula noted that AmeriTech could send out an email blast if requested.

Board expressed general dissatisfaction with ControlaPest, including the poor condition of some lawns overrun with weeds, including those of some Board Members. Their current contract rate was questioned. John Lamont volunteered to obtain two bids, one from Southern

Care Lawn and another from Green Thumb or whatever company they recommend, to compare specific feed, weed and pest spraying services provided and the overall comparative cost.

In view of the May 4th Leasing Amendment failing, June and Paula proposed reconsideration of Leasing restrictions to prohibit potential Air B&B's and VRBO's. Board was asked to consider which minimum terms, if any, each Member would support since a vote of the Board is required to go forward. As noted by Cianfrone, Nikoloff, per Ruxton documents, 75% of owners are required for adoption of an Amendment, that is 18 of our 24 units. John reported that thus far, \$1,500 has been spent for attorneys, including the initial drafts for Pets and Leasing, both of which the Board rejected and also for Cianfrone to re-draft Lease Amendment. All agreed that no further attorney involvement without wide agreement and likelihood of passage. Specific rules for Board to consider: owner-occupancy prior to renting, minimum 1yr for all leases, Board approval of tenants, fees for tenant background and credit checks, etc. If Board reaches consensus, Dana requested sending an informal inquiry to the 24 Member-owners requesting which of the specific terms are satisfactory (Yes or No) before involving an attorney again. Paula suggested that AmeriTech could send out an email blast for that purpose.

June and Paula reintroduced interest in Pet restrictions, including rules prohibiting aggressive breeds of dogs, weight limit for dogs, etc. Board had withdrawn proposed attorney draft from consideration. Bill had previously pointed out that existing HOA rules address pets in general so there is a question if additional rules are needed.

Richard Bremer pointed out that "Leasing" is not addressed in existing documents, therefore, the Leasing matter would require an Amendment which must be drafted by an attorney. Bremer also added that for changes/additions to the Rules & Regulations regarding "Pets," since that subject is addressed in the existing documents, language can be clarified without need for an attorney.

Discussion ensued about "antennas" which is not addressed in existing documents. Several questionable placements on units were discussed. An application to the Architectural Review Board (ARC), ie Bud, should be required. Nothing can be attached to roofs per HOA documents as it could nullify the roof warranty and cause irreparable damage if removed. Alternate mounting methods could be considered on a case-by-case. New roofs are provided by the HOA every 15 years and warranted by the roofer, although not insured by the Association. Homeowners must carry insurance coverage for their roof. Board questioned whether an Amendment is required or whether something could be added to clarify language in existing documents regarding roofs and/or provision for ARC approvals for improvements to a unit, in line with Mr Bremer's advice on clarifying language regarding "Pets."

Discussion ensued regarding reducing Board Members needed for a quorum due to the recent loss of Board members. A vote will be taken at the next meeting.

Bud moved, seconded by Dana that June be appointed Acting-President and voted on at the next meeting. Paula resigned from the Board as of the end of this meeting.

Adjournment: Dana moved, seconded by Bud, to adjourn at 5:58 PM. All in favor.

Next Meeting: Scheduled for Wed. January 18, 2023 at 4:00 PM at the Tall Pines clubhouse.

Respectfully submitted,
Dana Ringewald, Secretary