

Spruce Hills Condo Association
 Minutes of Open Session
 Spruce Hills Clubhouse
 August 21, 2018

Call to Order: The meeting was called to order at 8:05 pm

Board Members Present: Janet Traphagen President

William Palafiero Treasurer
 Tim Todd Trustee
 Robert Hart Jr. Secretary

Unit Owners Present:

Dorothy Nicolai 111
 Annette Anderson 2002
 James Rispoli 109
 Gina Rispoli 109
 Katie Brady 1909
 Camille Noonon 301
 Alan Theesfeld 916
 Fred Torlish 1006
 Gerry Butler 613
 Valerie Schunk 1516
 Steven Tangorra 1516

Approval of Minutes

Minutes of July 10, 2018 Executive Meeting

Treasurers Report & Bills (Invoices):

Checking Account \$9,231
 Savings Account \$243,441
 Capital Reserve \$259,797

Motion to approve the Treasurer's Report and the Bills:

Motion: Janet Traphagen Second: Tim Todd

All in favor and motion passed

Projects still in Process:

Water Meter replacement status: 10 or 8 remain to be replaced, primarily due to water shut off valves not functioning. The weather has impacted our ability to use the machinery required.

Discussion:

- Board President discussed the findings of the Auditor
- Repairs to the sewage treatment plant pumps.
- Requests for patio extensions remain on hold.
- List of Rules and Regulations is being put together for ease of use.

Open Floor:

- Unit 1909 inquired on the status of the roof replacement.

- Unit 1909 commented on the current status of the landscaping around the complex.

- Unit 109 expressed concerns about the problems with rain water drainage behind building #1.

- Unit 613 inquired about the reasons for the recent removal of the dumpster at his building.

Janet Traphagen discussed the Board's plan to use old trash dumpsters as Recycling containers in a "test" as we attempt to improve the Recycling areas.

- There were other comments on the current condition of bushes and trees around the complex and the need for landscaping work.

- There was a great deal of discussion on the current condition of some of the buildings and roofs. Comments concerning a timeline to complete the needed work and the potential costs.

Bill Palafiero discussed the potential costs and options the Board is investigating to continue the siding and roof replacements.

The next Board meeting will be Tuesday, September 18, 2018

Meeting was adjourned at 9:15 pm.

Signed: _____ Title: _____

9/14/18
Janet K. Traphagen
President