

Spruce Hills Condo Association  
**Minutes of Open Session**  
 Spruce Hills Clubhouse  
 April 16, 2019

Call to Order: The meeting was called to order at 8:00 pm

Board Members Present: Janet Traphagen      President  
 Joe DeVergillo      Vice-President  
 William Palaferro      Treasurer  
  
 Robert Hart Jr.      Secretary

Property Manager:      Michelle McCartney

Assoc. Members Present:

1	Annette Anderson	2002
2	William Sauder	2004
3	Camille Noonan	0301
4	Lori Cattano	2108
5	Nicole Perkins	2106
6	Fred Torlish	1006
7	Danielle Rettino	1414

Approval of Minutes:

*Motion to approve the following minutes:*

- March 19, 2019 Open Meeting
- March 19, 2019 Working Meeting
- April 2, 2019 Working Meeting

Motion: Janet Traphagen      Seconded: Joe DeVergillo

All in favor and motion passed

Treasurers Report & Bills (Invoices):

	<u>March</u>	<u>April</u>	
Checking Account	\$5,691	\$1,603	
Savings Account	\$175,607	\$139,001	
Capital Reserve	\$363,960	\$365,351	
Special Assessment	\$18,090	\$84,525	50 have paid in full

*Motion to approve the Treasurers Report and the Bill's list:*

Motion: Janet Traphagen      Seconded: Bill Palaferro

All in favor and motion passed

Open Items:

None at this time

Completed Projects:

- The roof replacement on Bldg. 20 has been completed.
- The replacement of a failed pump in the Sewer Plant.
- The replacement of the check valves in the septic distribution system.

Projects still in process:

Roof replacement:

- All of Bldg. 7
- Remainder of Bldg. 6 (week of 4/15)
- Remainder of Bldg. 17 (week of 4/29)
- Remainder of Bldg. 14 (week of 4/29)

Discussion:

A Motor Vehicle Use policy for SHCA employees that had been in review has been completed by Robert Hart and Michelle.

*Motion to approve the adoption of the Vehicle Use policy:*

Motion: Janet Traphagen      Seconded: Robert Hart

All in favor and motion passed

Open Floor Discussion:

1. Several owners commented on the efficiency of the roofing contractor on clean-up.

*A: Janet: The contractor has generally been very good at cleaning up.*

2. The lack of garbage pick-up was questioned.

*A: Janet: The problem was due to the Borough's truck breaking down.*

3. A question was asked if the nominations for the Board were still open and if the Board

members would care to comment on their time serving on the Board.

*A: Janet: The advised that the nominations were still open and the "Meet the Candidates Night" would be April 23<sup>rd</sup>.*

*Several Board members talked about their experience on this Board and encouraged the members present to participate.*

There being no further questions, the meeting was adjourned at 8:25 pm.

The next meeting will be the Annual Meeting and elections to the Board on Tuesday, May 21, 2019

Signed: Janet K. Lypoga Title: President  
5/21/19