

Spruce Hills Condo Association  
**Minutes of Open Session**  
Spruce Hills Clubhouse  
April 20, 2021

**\*\*Via Zoom due to COVID-19 Restrictions\*\***

**Call to Order:** Meeting call to Order at 8 pm

**Board Members Present:**

Janet Traphagen	President
Aaron Graf	Vice President (via Zoom)
William Palaferro	Treasurer
Michelle Brito	Secretary
Robert Hart, Jr.	Trustee

**Property Manager:** Michelle McCartney

**Association Members Present:**

1603	Bruce Pierson
0803	Dan Bahlman
1710	Karen Smith
0211	Mary Freeman
0709	Sean Kennedy
1515	Terri Slagle
1409	Lindsay Licwinko
1607	Chris Stuppi

**Motion to approve Minutes**

Working meeting for February 2, 2021  
Working & Open meeting for February 16, 2021  
Working Meeting for March 2, 2021  
Working & Open meeting for March 16, 2021  
Working meeting April 6, 2021

\* Motion to accept meeting minutes listed above: Janet Traphagen, William Palaferro 2<sup>nd</sup>  
All in Favor and Motion was approved

**Treasurer's Report**

	<u>March 2021</u>	<u>April 2021</u>
Checking –	\$ 2,943.98	\$ 1,196.36
Savings -	\$ 300,126.52	\$ 308,630.51
Capital Fund -	\$ 587,494.44	\$ 587,556.55
Special Assessment -	\$ 250.23	\$ 250.23

**Motion to accept**

Treasurer report – Janet Traphagen – Robert Hart, Jr. 2<sup>nd</sup>  
All in Favor and Motion was Approved

**Motion to approve**

Bill list – Janet Traphagen – Michelle Brito 2<sup>nd</sup>  
All in Favor and Motion was approved

\*\*Robert requesting credit card statements be attached to Bill List

**Projects still in process**

507/508 & 1409/1410 deck and structural repairs

**Completed projects**

1409 deck and structural repairs  
Floor in the Clubhouse

**Discussion**

Open to the floor

**Open the floor for discussion**

1. Terri #1515: States there are no more wind chimes along Building 15. There is a unit in building 15 with a number of car parts sitting in the front balconette and has been there for months – warning letter sent to unit owner last week and we will check on unit tomorrow.
2. There are 4 people running for the upcoming elections. We have a scheduled Zoom Greet and Meet on April 27<sup>th</sup> @ 7pm.
3. Bruce #1603: States he's had wind chimes for the last 15+ years and now there are complaints about them? Wind chimes not being permitted is written in the rules.
4. Dan #803 states wind chimes have been removed from Building 8 as well. He asks when was the rule stating wind chimes are not permitted adopted? – November 2019
5. Members asked if the rules can be revisited and revised. Members expressed needing to come together and establish Community Vote. Q: How would a Community Vote be established? For example: Charcoal grills not permitted as per state/fire marshal.... This should not be a community vote. However, there does not appear to be a state law on wind chimes, therefore, it should be considered a Community Vote. Members state there should be room for individuality and there should be less rules, not more.
6. Member brought up a hot tub at the end of the unit – Board is aware and unit owner will be asked to remove the hot tub.
7. Is the Pool Opening? – We are running into major challenges in regards to insurance requirements. We continue to work diligently with the goal of opening the pool this season. There will be quite a few rules, but we will keep everyone informed.

**Next Meeting**

The next Board meeting will be Tuesday, May 18, 2021 – Via Zoom

**Motion to close meeting @ 9:05 pm** – Janet Traphagen – William Palaferon 2<sup>nd</sup>.

All in Favor and Motion Approved

*Janet K. Traphagen* 5/18/21  
*President*