

Spruce Hills Condo Association
Minutes of Open Session
Spruce Hills Clubhouse
April 19, 2022

Welcome and Call the Meeting to Order: Meeting call to Order at 8:00 pm

<u>Board Members Present:</u>	Janet Traphagen	President
	Aaron Graf	Vice President
	Lindsay Licwinko	Treasurer
	Michelle Brito	Secretary
	William Palaferro	Trustee

Property Manager: Michelle McCartney

<u>Association Members Present:</u>	104	Terry Hofmann
	106	Maricris Ramos
	108	Amanda Vannatta
	108	Ryan McKinney
	111	Dorothy Nicolai
	203	Kelly Eiel
	212	Marilyn Bauer
	307	Joyce McGeough
	307	Tara Mills
	315	Erika Kurpis
	316	Alex Velazquez
	409	Wayne Rockman
	412	Pam Nicolai
	514	Marilyn Bresler
	613	Gerry Butler
	701	Carmina Cassidy
	803	Dan Bahlman
	811	Rob Tobin
	1004	Fleur Baumgartner
	1015	Lisa Casner
	1016	Pam Katzenback
	1103	Walter Bibinger
	1104	Jennifer Cardone
	1306	Carol Karas
	1311	Anthony Passarella
	1413	Sylvia Racz

1512	Yasmir Bisal
1515	Terri Slagle
1701	John Brown
1909	Katie Brady
2004	Bill Sauder
2005	Grace Bishop

Motion to approve Minutes

Working and Open Meeting March 15, 2022

Working Meeting April 5, 2022

*All in Favor and Motion were approved

Treasurer's Report

	<u>March 2022</u>	<u>April 2022</u>
Checking –	\$ 15,376.25	\$ 8,338.03
Savings -	\$ 350,000.00	\$ 396,086.13
Capital Fund -	\$ 694,807.59	\$ 693,234.85
Special Assessment	\$ 36,569.12	\$ 39,377.76

Motion to Accept

Treasurer Report

*All in Favor and Motion was approved

Motion to Approve

Bill List - \$75,955.48 total

*All in Favor and Motion was approved

Votes Needed

-Resolution for approval

-SVR plant and Septic Pumps to be done by Pumping Services, Inc.

*All in Favor and Motion was approved

Projects still in process

- 1708 door replacements

-Replacement of decks to building 4 and 9 other random decks as determined by the engineer (16 decks total)

-Online Voting – 153 total votes received (47%)

Discussion

-Upcoming assessment for rear decks and siding will be held as a separate meeting after the Open.

Open the floor for discussion

-Residents are flushing items that cannot be flushed and its clogging up the septic pumps. Kenny is pulling out random items weekly to preserve the septic system. Kenny charges a flat rate and doesn't leave until the job is done.

-Septic fields have smelled worse over the past year. Septic systems have been inspected and have been determined to be in good working order.

Next Meeting

The next Board meeting will be Tuesday, May 17, 2022 @ 8pm

Motion to close meeting @ 10:34pm

Aaron Graf 2nd

*All in Favor and Motion Approved

Janet K. Laphagen
President

7/7/22