

Spruce Hills Condo Association
Minutes of Open Session
Spruce Hills Clubhouse
April 24, 2023

Welcome and Call the Meeting to Order: Meeting call to Order at 7:05 pm

Motion to approve Minutes

Open Meeting – 3/27/2023

*All in Favor and Motion was approved

Board Members Present:

John Brown	President
Elizabeth Swain	Vice President
Jim Rispoli	Trustee
Jerry Ford	Treasurer

Property Manager Present:
Kim Merklin

Association Members Present:

Donna Riggi 512	William Sauder 2004
Emily Miranda 509	David Graule 210
Matthew Duffy 503	Liz Thompson 1711
Pam Katzaback 1016	Allison Decoste 1714
Fleur Baumgartner 1004	Joyce Schweir 1703
Sam Hauenstein 601	Karen Cannon 110
Ben Incantalupo 601	Terri Slagle 1515
Janet Traphagen 814	Peggy Santangelo 206
Fred Torlish 1006	Trish Duff 808
Michelle Brito 1511	
Bill Paraferro 815	
Chay Sawyer 2001	
Stefan Larbig 1704	
Janice Passaro 606	
Meaghan Nugent 1213	

Treasurer's Report

	<u>March 2023</u>	<u>April 2023</u>
Checking –	\$ 8212.42	\$ 3,494.84
Savings -	\$ 368,308.97	\$ 388,390.26
Capital Fund -	\$ 266,558.91	\$ 266,558.91
Special Assessment	\$ 425,920.87	\$ 494,503.65

Motion to Accept

Treasurer Report

*All in Favor and Motion was approved

Motion to Approve

Bill List = \$45,706.44

*All in Favor and Motion was approved

Projects Completed

Alcoves to Buildings 3, 4, 5 & 17

Open the floor for discussion.

- Contractor: Discussed there are two contractors (Pardini & KPI2), waiting on firm numbers, decision by next meeting.
- Assessment calculations: Provided a breakdown of potential payments, no more than \$195.00 a month, loan discussed but due to rates, like to avoid at all costs.
- Currently waiting on final balconette prices
- Alcoves, 3-4-5&17, finished.
- Policy with structure damage: going forward doors will be \$650.00 to remove and install. Doing away with the structure damage and who have paid will get credits.
- Property Manager and Board will go over bills and establish credits.
- Special Situations: Jim Rispoli is fast tracking issues.
- DCA extension not approved yet.
- Soil & seeding: will be fixing issues throughout the property that need seeding. This will be done throughout the summer.
- Pool Hours: 11am to 7pm across the board.
- 2nd pet fee: will amend.
- Special Assessment to include the building in whole.
- Pet leashes: residents are concerned that you cannot control your pet using a retractable leash.

Next Meeting

The next Board meeting will be Wednesday, May 24, 2023, at 7pm.

Motion to close meeting

Elizabeth Swain 2nd

*All in Favor and Motion Approved

John Brown 5-24-23