

Spruce Hills Condo Association
Minutes of Open Session
Spruce Hills Clubhouse
August 20, 2019

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

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

Property Manager: Michelle McCartney

Assoc. Members Present:

1	Valerie & Stephen Tangorra	1516
2	Dorothy Nicolai	111
3	Fleur Baumgartner	1004
4	Jim Rispoli	109
5	Camille Noonan	301
6	Gerald Butler	613

Approval of Minutes:

Motion to approve the following minutes:

August 6, 2019 Working Meeting

Motion: Janet Traphagen Seconded: Joe DeVergillo

All in favor and motion passed

Treasurers Report & Bills (Invoices):

	<u>July</u>	<u>August</u>
Checking Account	\$16,475	\$3,414
Savings Account	\$59,143	\$73,326
Capital Reserve	\$368,368	\$370,068
Special Assessment	\$8,741	\$16,481

Motion to accept the Treasurers Report:

Motion: Joe DeVergillo Seconded: Robert Hart

All in favor and motion was approved

Motion to approve the Bill's list:

Motion: Joe DeVergillo Seconded: Robert Hart

All in favor and motion was approved

Completed Projects:

The roof replacement for Bldg. 13 has been finished and with that, the roofing project is now completed.

Projects still in process:

- The upgrading of the SBR Plant (Waste Water Treatment) control system is expected to begin in September.

Open Floor Discussion:

1. Q: Unit 1516: Stephen Tangarro asked if the Board had seen the Chimney Service Report for his unit. In it, the inspector noted in the comments section that the “top chase cover and caps” are a continuous chase for multiple units.

A: Aaron clarified the issue for the Board as everyone was not familiar with the terminologies used in it.

Since the report had just been received prior to the meeting, the Board agreed to table the discussion at this time so they may have opportunity to review the matter.

2. Q: Unit 109: James Rispoli asked if the Board had looked at the tree immediately behind his unit?

Aaron Graf responded that he had looked at the tree and found it to be healthy and as such it was not a priority to be removed at this time.

Janet Traphagen added that the Board had inspected the property for trees to be removed and that there were a number of others in need of more immediate attention.

Jim Rispoli added that the crown of the tree keeps the water from draining away and the shade is contributing to the deterioration of the siding on his building.

3. Q: Jim Rispoli then inquired if the Board was still planning to reside the clubhouse?

Janet Traphagen responded that the plan is to proceed with the residing of the clubhouse as it was previously approved by the Board.

In the comments that proceeded, Mr. Rispoli and members of the Board went back and forth on the siding issue with Mr. Hart taking particular exception to some of the comments made by Mr. Rispoli.

In summary, the following are some of the positions of the Board on the issue.

- The Clubhouse is being resided using the vinyl siding researched by Mr. Rispoli in part to gauge the esthetics of the material compared to the Hardie-Plank currently in use.
- It costs about \$10,000 to side one (1) end of a building. The funds being used for the clubhouse residing will at best finish (3) building ends. The funds are simply not available to do more at this time.

- The current special assessment for the roofing project runs until December 2019. The roofs are now completed.
 - The Board has already determined that it will not have one assessment run concurrent with another. No other assessment is planned to be issued until after the roofing assessment ends in December. That would be an undue burden to many.
 - The Board is planning to continue the siding replacement as soon as financially able. The Board is currently exploring other options to finance the siding but no final determination has been made to date.
4. Recycling: Unit 613 owner Gerald Butler observed that the last time the recycling dumpster at Bldg. 6 was emptied, it did not empty completely. Sheets of cardboard remained stuck to the dumpster walls due to being wet and the Borough employees did not make any effort to dislodge them. The dumpster remained half full after being “emptied” by the Borough.

The Board thanked Gerry for his observations and would take the information under consideration when it meets with the Borough.

There being no further questions, the meeting was adjourned at 8:35 pm.

The next meeting will be on Tuesday, September 17, 2019 at 8:00 pm.

Signed: *Jesset K. Luchaga* Title: *President*
9/3/19