

Open Meeting
Spruce Hills Condo Association
Spruce Hills Clubhouse
August 18, 2020

Meeting call to Order at 8 pm

Board Members Present:

Janet Traphagen	President
Aaron Graf	Vice-President
William Palaferro	Treasurer
Michelle Brito	Secretary
Robert Hart, Jr.	Trustee

Property Manager: Michelle McCartney

Association Members Present:

1. Marilyn Bresler	514
2. Lisa Casner	1015
3. Pam Katzenback	1016
4. Fluer Baumgartner	1004
5. Christina & Michael Costa	0107
6. Camille Noonan	0301

Approval of Minutes:

Working Meeting for July 14, 2020

Working and Open Meeting for July 21, 2020

Motion: Janet Traphagen

Second: William Palaferro

Treasurers Report & Bills (Invoices):

	<u>July 2020</u>	<u>August 2020</u>
Checking Account	\$12,731.56	\$11,282.63
Savings Account	\$424,679.83	\$418,774.28
Capital Reserve	\$486,839.02	\$487,166.02
Special Assessment	\$7.36	\$85.00

Motion to Accept Treasurer's Report: Motion to Accept Treasurer's Report:

Motion: Janet Traphagen

Second: Aaron Graf

All in Favor and Motion was approved

- 3) Concern presented regarding Unit 1015: Water pools down every time it rains. It is not causing any structural damages and not considered a priority at this time.
- 4) Reminder that a permit cannot be obtained without a written approval from the Association.
- 5) Letter, dated July 16th, states Temporary wall is "4 feet off of Exterior Wall". Unit 107 expressed concern that they will lose living space area and is requesting ample notification so they can remove furniture and relocate if needed. Ample time will be given and the unit will be returned to original state once construction is completed.
- 6) State Inspects the property every 5 years. Spruce Hills is nearly due
- 7) Temporary Decks are expected to start within the next couple of weeks starting with Buildings 1 & 2
- 8) There are currently 20 slider doors stored in the Container and are slated for the Z-Deck repairs. Association is able to obtain more at wholesale. They are Anderson series 100. There are about 44-45 Alcove Sliders
- 9) Discussion of giving unit owners the option of installing windows instead of sliders still needs to be voted on.

Next Meeting scheduled for September 15, 2020 @ 8 pm

Meeting closes at 9pm – Aaron Graf 2nd

Signature: Janet K. Luyhagen
President

Date: 11/3/20