

Spruce Hills Condo Association
Minutes of Open Session
Spruce Hills Clubhouse
August 17, 2021

Call to Order: Meeting call to Order at 8:00 pm

Board Members Present:

Janet Traphagen	President
Lindsay Licwinko	Treasurer
Michelle Brito	Secretary

Property Manager: Michelle McCartney

Association Members Present:

815	Bill Palaferro
1710	Karen Smith
1005	Sean Maher
1005	Linda Maher

Motion to approve Minutes

Working Meeting July 6, 2021

Working & Open Meeting July 20, 2021

Working Meeting August 10, 2021 (rescheduled from August 3rd)

* Motion to accept meeting minutes listed above: Janet Traphagen, Lindsay Licwinko 2nd
All in Favor and Motion was approved

Treasurer's Report

	<u>July 2021</u>	<u>August 2021</u>
Checking –	\$ 3,441.21	\$ 26,030.81
Savings -	\$ 348,360.32	\$ 354,097.88
Capital Fund -	\$ 587,645.19	\$ 587,594.11
Special Assessment	\$ 8,169.90	\$ 14,715.80

Motion to approve

Treasurer Report

Janet Traphagen

All in Favor and Motion was approved

Motion to Approve

Bill List

Janet Traphagen

All in Favor and Motion was approved

Votes to be Ratified

RA Landscaping – Weed Killer

Anthony & Sylvan Pools – Pool resurfacing & Retiled

All in Favor and Motions were approved

Projects still in process

Completed projects

Discussion

Open the floor for discussion

-Skunks – there appears to be more than usual and are seen nightly. State/County won't trap them and it would cost approximately \$700 to trap them privately. There have been no reports of the skunks being aggressive and residents are asked to not feed them, avoid them, and report any unusual occurrences with them.

-Paint is peeling and chipping from entryways/side of buildings.

-Trees look "slaughtered" and others are overgrown – We are going back to RA next year and not signing contract with current landscaper.

-There appears to be lack of common courtesy where people are allowing their dogs to pee/poop next to patio areas. This is considered common area.

-Snow – Last year was a mess. Company walked off in the middle of a storm, there were unregistered snow covered cars. We are developing a new snow procedure where unit owners may remain in their assigned spots. There is a contract with a snow company and, hopefully, those issues will not reoccur

-Online Payments/PayHOA – Currently being piloted and we hope to have it online by the end of the year/beginning of 2022.

-There appears to be fewer ticks this year. There were a number of ticks noted last year and unit owners are happy to see less ticks this year

- There is a large pot hole to the back entrance. Will take a look

- Catch Basins, Sewer drains are collapsing

- Dumpsters are a mess. We had a Part-time employee who was responsible for maintaining the dumpster areas. We are currently hiring a new employee and ask residents to maintain their dumpsters and follow laws for disposing items.

-Electronical Voting – Looking into putting a cap on rental units

- Smell by the pool – It's not the pool, it's the Septic. We have leach fields next to the pool and the smell appears to be coming from there.

Next Meeting

The next Board meeting will be Tuesday, September 21, 2021 @ 8pm

Motion to close meeting @ 8:49 pm – Janet Traphagen – Michelle Brito 2nd.

All in Favor and Motion Approved

Janet K. Traphagen
President

10/19/21