

Spruce Hills Condo Association
Minutes of Open Session
Spruce Hills Clubhouse
February 16, 2021
Via Zoom due to COVID-19 Restrictions

Call to Order: Meeting call to Order at 8:02 pm

<u>Board Members Present:</u>	Janet Traphagen	President
	Aaron Graf	Vice President
	William Palaferro	Treasurer
	Michelle Brito	Secretary
	Robert Hart, Jr.	Trustee

Property Manager: Michelle McCartney

<u>Association Members Present:</u>	102	Marilyn Love
	110	Karen Cannon
	210	David Graule
	211	Mary Freeman
	610	Justin Bruce
	709	Sean Kennedy
	808	Trish Duff
	810	Chris Chmura
	910	Vineet Kumar
	1104	Jennifer Cardone
	1213	Meg Nugent
	1515	Terri Slagle
	1516	Valerie Schunk
	1603	Bruce Pierson
	1710	Karen Smith
	1806	Shelby Mitzen
	1807	Lianne Heteji
	1902	Christine Mayercik
	Unknown	iPhone
	Unknown	JW
	Unknown	ending in 7503

Motion to approve Minutes

Working meeting for October 6, 2020 – Motion set by Janet Traphagen, William Palaferro 2nd
Working meeting for October 13, 2020 – Motion set by Janet Traphagen, William Palaferro 2nd
Working and Open meeting for October 20, 2020 – Motion set by Janet Traphagen, William Palaferro 2nd
Working and Open meeting for November 17, 2020 – Motion set by Janet Traphagen, William Palaferro 2nd
Working meeting for December 1, 2020 – Motion set by Janet Traphagen, William Palaferro 2nd
Working meeting for January 5, 2021 – Motion set by Janet Traphagen, William Palaferro 2nd
Working and Open meeting for January 19, 2020 – Motion set by Janet Traphagen, William Palaferro 2nd
Working meeting for February 2, 2020 – Table

Treasurer’s Report

	<i>January 2021</i>	<i>February 2021</i>
Checking –	\$ 1,660.22	\$ 18,022.92
Savings -	\$ 320,000.00	\$ 278,907.41
Capital Fund -	\$ 587,795.25	\$ 587,849.80
Special Assessment	\$ 250.02	\$ 250.03

Motion to accept

Treasurer report – Janet Traphagen – Michelle Brito 2nd
All in Favor and Motion was Approved

Motion to approve

Bill list – William Palaferro – Michelle Brito 2nd
All in Favor and Motion was approved

Votes needed

Hiring of part-time employee – Janet Traphagen – Aaron Graf 2nd
All in Favor and Motion was approved

Projects still in process

507/508 & 1409/1410 deck and structural repairs
Floor in the clubhouse – Projected to begin in March/April

Completed projects

Replacement of 2 water heaters and adding an expansion tank in clubhouse
Purchase of fire safe cabinet for gas & diesel
Purchase of UTV
Letters send to remind residents that have a fireplace that an inspection receipt is due September 30, 2021
Letter sent to ask for nominees for the upcoming 3 open positions on the Board

Discussion

Open to the floor

Open the floor for discussion

1. Terri #1515 – Checking in: Wants to know if the association can knock down the icicles from the upper units that unit owners can't reach. We've been quoted \$7,000 for each building (\$147,000 for the entire complex) for the icicles to be knocked down. We are exploring options but ask everyone to be careful and knock down icicles if possible.
2. Justin #610 – Stated he used a long stick on his landing and stairway to knock down icicles
3. Jennifer #1104 – Suggests better insulating the attic space to stop icicles. Unit owners can hire someone to insulate their attics if they have access. Submit request to Michelle
4. David #210 – We need gutters. Buildings with gutters appear to have less icicles.
5. Jennifer #1104 – Has a layer of solid ice on her deck and has tried to shovel it. Suggested using a bit of salt to help break up the ice and try shoveling it again
6. Justin #610 – Commented that today is the first day he was able to shovel the ice from his deck
7. David #210 – Meeting Minutes available? Yes – They are posted on the Spruce Hills website and are available by the next open meeting once approved.
8. Karen #110 – Sent an email with pictures regarding her neighbor allowing her dog to poop and urinate on the upper brand new deck – Neighbor will be receiving a fine.
States there are cars parked near the dumpster that haven't moved throughout the storms and are covered in snow
States she used a painters pole to knock down icicles and it worked great.
9. Justin #610: Brought up issues with dumpsters overflowing. Owners will be fined.

Next Meeting

The next Board meeting will be Tuesday, March 16, 2021 – Via Zoom

Motion to close meeting @ 8:30 pm – Janet Traphagen – William Palaferon 2nd.

All in Favor and Motion Approved

Janet K. Traphagen 4/20/21
President