

Spruce Hills Condo Association  
**Minutes of Open Session**  
Spruce Hills Clubhouse  
February 15, 2022

**Welcome and Call the Meeting to Order:** Meeting call to Order at 8:00 pm

**Board Members Present:**

Janet Traphagen	President
Aaron Graf	Vice President
Lindsay Licwinko	Treasurer
Michelle Brito	Secretary
William Palaferro	Trustee

**Property Manager:** Michelle McCartney

**Association Members Present:**

606	Janice Passaro
1213	Meaghan Nugent
1515	Terri Slagle
1710	Karen Smith

**Motion to approve Minutes**

Working Meeting January 4, 2022 – approved

\*All in Favor and January 4<sup>th</sup> Minutes are approved

**Treasurer's Report**

	<u>January 2022</u>	<u>February 2022</u>
Checking –	\$ 2,207.73	\$ 7,975.86
Savings -	\$ 411,555.08	\$ 330,000.00
Capital Fund -	\$ 697,486.19	\$ 696,807.59
Special Assessment	\$ 31,467.16	\$ 33,871.18

**Motion to Accept**

Treasurer Report

\*All in Favor and Motion was approved

**Motion to Approve**

Bill List

\*All in Favor and Motion was approved

### Votes Needed

#### Votes to be Ratified

-Purchase of printer for the office

\*All in Favor and Motion was approved

#### Projects still in process

-514/606/1708 door replacements – Starts tomorrow

-Replacement of decks to building 4 and 9 other random decks as determined by the engineer (16 decks total)

#### Completed projects

-Water line repairs to building 1

### Discussion

#### Open the floor for discussion

1. Terri #1515 – hasn't seen the jelly jar for her back patio light. Check the fixture as Tommy most likely installed the jar himself.
2. Path behind unit 1213 is going to be removed.
3. Snow policy appears to be going well thus far. Unit owners are allowed to remain in assigned spots and there hasn't been complaints of lack of parking. Fleet vehicles are to be removed during snow events. They may be parked in the clubhouse parking lot.
4. State inspections coming up and their upcoming schedule has been mailed out to all unit owners
5. Electronic Voting ballots – Must be mailed back ASAP in order to meet quorum
6. Dryer Vent cleaning is due 9/30/2022. Submit to certification to Michelle by that date.
7. PayHOA – Ask Michelle to add more months to your payment schedule if you prefer to pay ahead
8. Salt Buckets – Residents state there is a lot of salt out, almost excessive. With temperatures fluctuating and snow melting/freezing, it's better to be safe than sorry
9. Pool Opening – with shortened hours to start. We may need an ambassador, we're not sure yet.
10. Landscaping – We are going back to RA starting this spring.

### Next Meeting

The next Board meeting will be Tuesday, March 15, 2022 @ 8pm

#### Motion to close meeting @ 8:28pm

William Palaferro 2nd

\*All in Favor and Motion Approved

*Janet K. Sraphagen*      3/15/22  
*President*