



SPRUCE HILLS CONDO ASSOCIATION
P. O Box 414
Glen Gardner, NJ. 08826
Tel: 908-537-7515
Email: pmanager@sprucehills.org

Minutes
Open Meeting February 26, 2024

Meeting called to order at 7:03pm

Motion to approve Minutes.

- 1.29.2024 Open Meeting – Jim 1st, Betsy 2nd – All in favor- Minutes approved

Treasurer's Report

	<i>January 2024</i>	<i>February 2024</i>
Checking –	\$85,457.11	\$33,730.18
Savings -	\$280,001.05	\$347,009.22
Capital Fund -	\$269,231.07	\$268,934.12
Special Assessment	\$45,113.16	\$101,414.53

**** Deposit amounts current as of 2/26/2024, will change after next deposits.**

Motion to accept:

- Treasurer report
- Bills list

Betsy 1st, Jim 2nd- All in favor- Treasurer report and Bills list approved.

Board Discussion

1. Status of Migration off PayHOA- Contact Terri if something is needed.
2. 2024 Budget complete; HOA fee update- Betsy gave overview of budget, HOA fee increasing \$15/month effective 4/1/24- new HOA fee will be \$295/month.
3. Update on septic tank collapse. - John gave update, 3 bids received, decision to be made
 - Hicks, Castle Septic, & Cedar Ridge have submitted bids for Emergency Fix
 - CP Engineering – improvements to Wastewater Treatment Facility (WWTF)
4. KPI2 restart schedule – Expected start date 4/1- need to do preconstruction inspection photos.
5. Election in May- 2 spots open for vote- if interested please submit letter of intent to Terri.
6. Pet Licenses – Reminder given, Due 1/31- grace period given, files will be issued for those who have not turned in the required forms.
7. Recycling/Trash- Please make sure all recycling boxes are broken down and tied, if you see trash on the ground, please assist us by picking it up and keeping the grounds clean.

Open the floor for discussion.

- Unit owner sent info regarding pet waste and how to identify those who do not pick up after their pets. <https://www.poopprints.com/how-it-works/>

- Unit owners in several buildings questioned if the trash/recycling areas throughout can be fixed and painted- this is a planned spring project.
- Unit owner questioned painting the unit numbers in the parking lots can be painted- this is planned spring project.
- Unit owner questioned Septic emergency; how will it be paid? Capital Fund to be used for this expense.

Next Meeting

The next meeting will be Monday, March 25, 2024 – This meeting was not held because we did not have enough board members for attendance, and we would not meet quorum.

Motion to close meeting – Betsy 1st, Jim 2nd- all approved, meeting closed at 7:55pm.

Meeting Attendance

- Terri Slagle- Property Manager
- John Brown- President
- Betsy Swain- Vice President
- Jerry Ford- Treasurer
- Jim Rispoli- Trustee
- BEN 601
- Dylan T 1513
- Nugent 1213
- Emily Minnich 509
- Erika 315
- Vassili 105
- Marilyn 514
- Diane B 1301
- Gayle K 1203
- Vince 1207
- Chey 2001
- Ben 2001
- Michelle 1511
- MaryAnne 1713
- William 815
- Behany, Tim 1312
- Manny 106
- Justin 607
- Karen 1710
- William 209
- Theresa 2102

John Brown
4/18/2024