



SPRUCE HILLS CONDO ASSOCIATION
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Spruce Hills Condo Association
Minutes of Open Session
 Spruce Hills Clubhouse
 January 29, 2024

Welcome and Call the Meeting to Order: 6:58 PM via ZOOM only.

Board Members Present:

John Brown	President
Jerry Ford	Treasurer
William Palaferro	Secretary
Jim Rispoli	Trustee
Elizabeth Swain	Vice President
Terri Slagle	Property Manager

Association Members Present: See below

Motion to Approve Minutes.

Open Meeting 11/20/2023

Elizabeth Swain

Jerry Ford 2nd

*All in Favor and Motion Approved

Motion to Approve Bill List

John Brown

Jim Rispoli 2nd

*All in Favor and Motion Approved

Treasurer's Report

	<u>November 2023</u>	
Checking	\$ 91,943.05	
Savings	\$293,415.38	
Capital Fund	\$269,225.61	
Special Assessment	\$135,311.98	
	<u>December 2023</u>	<u>January 2024</u>
Checking	\$ 80,456.11	\$ 75,848.32
Savings	\$258,918.80	\$306,218.05
Capital Fund	\$269,231.07	\$269,231.07
Special Assessment	\$223,912.80	\$ 41,798.16

** Deposit amounts will change after deposits on Monday

Motion to Accept Treasurer's Report

John Brown

Jim Rispoli 2nd

*All in Favor and Motion Approved

Board Discussion

Annual Status Report	Published and Distributed. Request a copy for perusal.
Audit Status 2022	Qualified Report. Some amounts are not verifiable.
Migration from PAYHOA	Access for Property Manager only until migration is complete.
HOA Fee	Increased amount will be announced soon.
Septic tank collapse	SBR (Sequencing Batch Reactor) Plant consists of 6 tanks. Tank #6 is now inoperative. Plan is to replace all 6 tanks with 1 Equalization tank. Phase 1 bypass tank 6 and stabilize the situation. Phase 2 decommission remaining tanks and install new storage system. Composing Scope of Work and soliciting Bids for each Phase,
Snow Removal	Staff and Carrega Properties, LLC met. Expectations were agreed upon. Revised parking Policy was sent via email.
Gardening Committee	Members and Volunteers are meeting to compose an Amendment Resolution for the Board. It would grant permission for Unit Owners to use Common Area Entryway Islands and Patio areas for gardening.
Maintenance winter work	Staff will Rebuild Doghouses (Utility Boxes) where Siding is complete and fix nail pops.

Open the Floor for Discussion.

Unit Owner	Can Status be reported quarterly? Yes.
Unit Owner	How will Septic tank collapse Project be paid? Using Capital Reserve Funds.
Unit Owner 603	Deck footings are exposed. Patio area is flooded. Drainage will be checked, low areas filled and mulched.
Unit Owner 1109	Long dog leashes are being used. Much dog poop is being left unbagged. When evidenced, Warnings and Fines are sent to offenders. Reminder notice of Rules will be sent to pet Owners.
Unit Owner 1213	Provide easy access to Association's Documents. Those open to the public will be posted on our Web Site.
Unit Owner 105	What is the 2024 Project Plan? Finish Buildings 3, 4, and 5 and if we can all of Building 1.
Unit Owner 2102	Why are only 3 Buildings per year planned? Lack of funding not KPI2's capability.
Unit Owner 607	Payment Plan for Sliding Glass Doors and Windows? Contact the Board.

Unit Owner

How much is the Special Assessment total amount and what does it cover?
4 \$250 payments 5 \$175 payments 84 \$195 payments = \$18,455 total.
The 7 year KPI2 Contract with price adjustments after 3 years
that covers Balconettes, Decks, Siding, and Structural Damage Repairs.

Next Meeting

The next Open Board meeting will be Monday, February 26, 2024, at 7pm.

Motion to close meeting at 7:46 PM

John Brown

William Palaferro 2nd

*All in Favor and Motion Approved

Zoom attendance list:

Name (Unit Number)

Terri Slagle

Emily Minnich - 509

Ben/Samantha - 601

Marilyn

Robert Brunetto

Theresa Soda 2102

Tom Albert- 1704

Kyle Brown - 913

Lisa - 1907

Nugent - 1213

Ben - 2001

19082465236

mbrito- 1511

Lindsay's iPhone

lucym - 1109

tim behany- 1312/903

Sean Kennedy 709

Vassili 105

Trish 808

Matt Duffy - 503

Gayle - 1203

Justin - 607

Peggy Santangelo -

206/806

babci-1713

19088216036

Nick Fransis-1706

Lindsay -1409

Karen - 1710

Marie Crenshaw

19737694090

Joseph Devergillo- 406