

Spruce Hills Condo Association
Minutes of Open Session
Spruce Hills Clubhouse
January 21, 2020

Call to Order: The meeting was called to order at 8:00 pm

Board Members Present: Janet Traphagen President
 Aaron Graf Vice-President
 William Palaferro Treasurer
 Joe DeVergillo Trustee
 Robert Hart Jr. Secretary

Property Manager: Michelle McCartney

Assoc. Members Present:

1	Karen Spanier	1705
2	Paul Zahorchak	1713
3	Bruce Pierson	1603
4	Terri Slagle	1515
5	Dorothy Nicolai	111
6	Michelle Brito	1511
7	Chris Dilello	1703

Approval of Minutes:

Motion to approve the following minutes:

Open and Working Meetings for November 19, 2019
Working Meeting for December 3, 2019
Working Meeting for January 7, 2020

Motion: William Palaferro Seconded: Aaron Graf
All in favor and motion passed

Treasurers Report & Bills (Invoices):

	<u>Nov. 2019</u>	<u>Jan. 2020</u>
Checking Account	\$9,742	\$28,213
Savings Account	\$127,466	\$289,985
Capital Reserve	\$473,603	\$475,010
Special Assessment	\$38,441	\$3,928

Motion to accept the Treasurers Report:

Motion: Janet Traphagen Seconded: Joe DeVergillo
All in favor and motion was approved

Motion to approve the Bill's list:

Motion: Jante Traphagen Seconded: Joe DeVergillo
All in favor and motion was approved

Open Floor Discussion:

1. Q: Unit 705 – Unit Owner advised the Board of a problem she is having with heat and moisture entering her unit when the unit above her uses their clothes dryer.

A: Board: It is regretful she is having these problems but it is between the unit owners to address the issue since the dryer vent lines are not the responsibility of the Association.

2. Q: Unit 1703 – Unit Owner expressed his concerns on the recent implementation of the vehicle limits and also asked if the Board knew when the balconies might be addressed.

A: Board: Members of the Board discussed the following points many are not aware of:

- *While there may not be problems with the number of cars at any one building, there are in others.*
- *We recently sent out a survey asking if members support limiting vehicles and 69% were in favor of limits.*
- *The Association has dealt with single occupant units with 3 & 4 vehicles, units with (2) occupants with (4) vehicles and more. Units with inoperable vehicles.*
- *As of mid-December, there were 121 units (37%) with a single vehicle. These owners have expressed their dismay not having a parking spot during a snow event.*

These are just some of the reasons the limits were implemented.

3. Q: Unit 1713 – Residents parking in their parking lot when they live in another building.

A: Board: Every Unit Owner has an undivided interest in all "Common Area" which includes parking lots. The Board has no authority to restrict which lot they use. That is up to the Association membership to address.

4. Q: Unit 1713 – Unit Owner asked if she can plant along the building near her patio.

A: Board: Please check with Michelle in the spring to verify the area she is talking about.

There being no further questions, the meeting was adjourned at 8:45 pm.

Motion to Adjourn

Motion: Janet Traphagen Seconded: Joe DeVergillo
All in favor and motion was approved

The next meeting will be on Tuesday, February 18, 2020 at 8:00 pm.

Signed: Janet K Traphagen Title: President
2/18/20