

Spruce Hills Condo Association
Minutes of Open Session
Spruce Hills Clubhouse
January 18, 2022

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

Board Members Present:

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

Property Manager: Michelle McCartney

Association Members Present:

1102	Donna Puglisi
1104	Jennifer Cardone
1515	Terri Slagle

Motion to approve Minutes

Working Meeting October 5, 2021
Working & Open Meeting October 16, 2021
Working Meeting November 2, 2021
Working & Open Meeting November 16, 2021
Working Meeting December 7, 2021
Working Meeting January 4, 2022 – Hold

*All in Favor and Minutes are approved (January 4, 2022 pending)

Treasurer's Report

	<u>November 2021</u>	<u>January 2022</u>
Checking –	\$ 20,315.72	\$ 2,207.73
Savings -	\$ 500,000.00	\$ 411,555.08
Capital Fund -	\$ 587,600.69	\$ 697,486.19
Special Assessment	\$ 25,888.14	\$ 31,467.16

Motion to Accept

Treasurer Report

*All in Favor and Motion was approved

Motion to Approve

Bill List - \$78,439.78 total which includes \$39,000 for Tree removal/pruning & \$17,000 for Snow Removal

*All in Favor and Motion was approved

Votes Needed

Votes to be Ratified

- RA Landscaping for lawn care 2022
- Electronic Voting ballot
- American Pool for 2022 pool season
- Ironshore Environmental Insurance
- Zoom at \$15 per month

*All in Favor and All Motions were approved

Projects still in process

- Water line repairs in building 1 – Plumbers were here Thursday to evaluate and materials have been ordered.
- 514/606/1708 door replacements – To begin next month
- Replacement of decks to building 4 and 8 (9?) other random as determined by the engineer
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Completed projects

- Service to skid steer
- Service to buggy
- 403 structural repairs – Leaking toilet
- Tree removal and trimming

Discussion

Open the floor for discussion

1. Electronic Voting – Ballots have been mailed out and we need everyone to mail them back in if we are to meet quorum. If approved, unit owners will have the option to either vote online or by mail.
2. PayHOA – In full effect. Unit owners must make their payments on the PayHOA website or mail a check to their California headquarters. Payments to the Clubhouse will no longer be accepted. Mail has been incredibly slow so mail your check with substantial time to ensure it is received on time.
3. Terri #1515: Wants to know what can be done about dogs persistently barking. This is occurring a majority of the day for extended periods. This is a new tenant and she will receive a reminder call about dog barking. Jelly Jars: Light fixture to the back patio is without a cover/jelly jar. Association has extras and Tommy will come over to put in jelly jar.
4. Building 10 is very dark at night with no lighting near the dumpster areas, can anything be done? Michelle can do a drive by Tuesday night to see how dark it is and if a motion light is feasible.

Next Meeting

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

Motion to close meeting @ 8:45pm

William Palaferro 2nd

*All in Favor and Motion Approved

3/15/22

Janet K. Lysphagen
President