

Spruce Hills Condo Association  
**Minutes of Open Session**  
Spruce Hills Clubhouse  
July 20 2021

**Call 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

**Property Manager:** Michelle McCartney

**Association Members Present:**

815	Bill Palaferro
1004	Fleur Baumgartner
1016	Pam Katzenback
1515	Terri Slagle
111	Dorothy Nicolai
803	Dan Bahlman

**Motion to approve Minutes**

Working Meeting June 1, 2021

Working & Open Meeting June 15, 2021

\* Motion to accept meeting minutes listed above: Janet Traphagen, Lindsay Licwinko 2<sup>nd</sup>  
All in Favor and Motion was approved

**Treasurer's Report**

	<u>June 2021</u>	<u>July 2021</u>
Checking –	\$ 2,353.70	\$ 3,441.21
Savings -	\$ 364,153.19	\$ 348,360.32
Capital Fund -	\$ 587,808.71	\$ 587,645.19
Special Assessment	\$ 5,482.26	\$ 8,169.90

\*Motion to accept Treasurer report – Janet Traphagen – Michelle Brito 2<sup>nd</sup>  
All in Favor and Motion was Approved

**Motion to approve**

Janet Traphagen – Aaron Graf 2<sup>nd</sup>

All in Favor and Motion was approved

### Votes Needed

Motion to accept the Auditors report/financial statements dated December 31, 2021

Janet Traphagen – Aaron Graf 2<sup>nd</sup>

All in Favor and Motion was approved

### Projects still in process

### Completed projects

### Discussion

#### Open the floor for discussion

\*Landscapers – Not doing a good job and the property looks terrible. We are going back to RA next year. Pat's has a contract for the remainder of season. We are seeking quotes for weeding the beds to the entryways and visitors parking areas. Pat's will do our snow removal this year. We can only treat with vinegar, but that only lasts a little while before we have to reapply.

\*We received 3 applications for PT position.

\*Trash is getting better though the tidiness of the trash areas is an ongoing issue

\*Speeding cars – report vehicles so we can send notice

\*2/19/2019: Meeting held to discuss retaining walls. Reserve study needs to be redone every 3 years and retaining walls were noted as not collapsing or cracking. Most of the retaining walls are just holding soil.

\*Decks/Water Damage repairs are the utmost priority.

\*Mold on Decks – Use a combination of Dawn, Vinegar and Water solution. This is safe on decks, patios and paint.

\*Garbage is still near front area and ladders are still up against the building. Electronics are being left in the area as we are waiting for the township electronic pick-up day

\*Pool – Dirty. We currently do not have an active contract with a pool company. Unit owner may know of a company and will send information. Outer blocks of pool need to be repaired/replaced.

Association is not allowed to use any chemicals or shock in the pool.

\*Weeds/Ivy growing out of control near the corn fields. Not sure where property line ends and farm begins.

\*Progress on Decks? Engineer has sent their finalized report and needs to be reviewed before proceeding. Also working on obtaining quotes.

### Next Meeting

The next Board meeting will be Tuesday, August 17, 2021 @ 8pm

Motion to close meeting @ 9:00 pm – Janet Traphagen – Michelle Brito 2<sup>nd</sup>.

All in Favor and Motion Approved

*Janet K. Traphagen* 8/17/21  
*President*