

Spruce Hills Condo Association
Minutes of Open Session
 Spruce Hills Clubhouse
 June 18, 2019

Call to Order: The annual meeting was called to order at 8:05 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	Bruce Pierson	1603
2	William Sauder	2004
3	Michelle Brito	1511
4	Camille Noonan	301
5	Valerie Tangorra	1516

Approval of Minutes:

Motion to approve the following minutes:

May 21, 2019 Open Meeting
 May 21, 2019 Working Meeting
 June 4, 2019 Working Meeting

Motion: Janet Traphagen Seconded: William Palaferro

All in favor and motion passed

Treasurers Report & Bills (Invoices):

	<u>May</u>	<u>June</u>
Checking Account	\$11,703	\$5,354
Savings Account	\$46,501	\$56,448
Capital Reserve	\$366,361	\$366,333
Special Assessment	\$135,552	\$4,611

Motion to accept the Treasurers Report:

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

Motion to approve the Bill's list:

Motion: Janet Traphagen Seconded: Joe DeVergillo
All in favor and

Completed Projects:

Board President Janet Traphagen reported on the following projects recently completed.

The following roofs have been completed:

- The remainder of Bldg. 3.
- The complete roof replacement on Bldg. 21.

Projects still in process:

Upgrades to the SBR Plant (Waste Water Treatment)

Discussion:

1. Door Leaks 1511/1512: This problem began with water leakage above the living room slider in unit 1511 in September 2018. Michelle Brito, owner of 1511 expressed her frustration in resolving the issue. Aaron Graf discussed the condition with the owner as he was new to the issue. The owner of unit 1512 has been hesitant to replace the sliding door feeling that the primary problem is the lack of a gutter. Michelle noted that when the staff covered the slider in #1512, the water leakage stopped.

The Board expressed concerns of continuing water infiltration and possible damage to the structure. Michelle will have Bruno remove some of the siding to inspect the structure under the slider.

2. Unit 301 Mold: The water heater in #302 leaked into #301 causing damage in the utility room. She reported the problem to her insurance company but the upstairs neighbor is not very cooperative and has not called her insurance company to date. Unit 301's owner had the area cleaned by Stanley Steamer removing sheetrock and flooring. She was concerned about any mold issues.

Aaron Graf, a licensed mold remediation contractor, went into detail on the possible mold problem and her insurance questions.

Open Floor Discussion:

- Unit 1603: Bruce Pierson noted that he had sent the Board his items of concern in his unit resulting from the rebuilding as the Board had requested. He also noted that the association's insurance adjuster had inspected the crawl spaces under 1601 & 1603. There has been no response received from the insurance company to date.

There being no further questions, the meeting was adjourned at 8:50 pm.

The next meeting will be on Tuesday, July 16, 2019 at 8:00 pm.

Signed: Janet K. Laphage Title: President
7/2/19