

Spruce Hills Condo Association
Minutes of Open Session
Spruce Hills Clubhouse
June 15, 2021

Call to Order: Meeting call to Order at 8:00 pm

Board Members Present:

Janet Traphagen	President
Lindsay Licwinko	Treasurer
Michelle Brito	Secretary
Robert Hart, Jr.	Trustee

Property Manager: Michelle McCartney

Association Members Present:

109	Jim Rispoli
2002	Annette Anderson
2004	William Sauder
2005	Grace Beam
1515	Terri Slagle
1710	Karen Smith
301	Camille Noonan
211	Mary Hart
815	William Palaferro
111	Dorothy Nicolai
1004	Fleur Baumgartner
1412	Kim Meano
1412	Mike Meano
108	Amanda Van Natta
108	Ryan McKinney
106	Manny Mombay
106	Maricris Ramos
316	Alex Valasquez
808	Patricia Duff
808	Brian Farrell
1607	Chris Stuppi
502	Susana Lopez

Motion to approve Minutes

Working & Open meeting May 18, 2021

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

Treasurer's Report

	<u>May 2021</u>	<u>June 2021</u>
Checking –	\$ 2,066.63	\$ 2,353.70
Savings -	\$ 296,290.34	\$ 364,153.19
Capital Fund -	\$ 587,657.78	\$ 587,808.71
Special Assessment	\$ 250.24	\$ 5,482.26

*Motion to accept Treasurer report – Janet Traphagen – Michelle Brito 2nd
All in Favor and Motion was Approved

Motion to approve

Bill list – \$40,689

Janet Traphagen – Aaron Graf 2nd
All in Favor and Motion was approved

Votes Needed

- Purchase 48 Sliders from Fox Lumber for ongoing Deck Replacement/Door Replacement/Water Damage Project – All in Agreement
- 21-038A CP Engineering Report dated June 8, 2021, Task 1-2B – All in Agreement
- Storage Unit rental to store slider doors for ongoing project at \$300 a month – Majority in Agreement

Projects still in process

Completed projects

Discussion

Note: Seven (7) votes could not be counted at the last meeting due to open balances with the association.

*****Welcome Mayor, Matthias Schroeter*****

*Trying to cut overall costs for the Borough.

*Street Lights: Borough is responsible. Mayor has been in talks with Stan Crater to try to organize the possibility of securing LED Bulb Program. This will potentially cut lighting costs by 2/3 and is free. Currently assessing the types of poles that can support them.

* Borough has a back hoe that can be scheduled and town can help us dig.

*Recycling: Ongoing issue though Spruce Hills has greatly improved. Town has increased pick-ups during the week. Dumpsters are hard to get: Looking to sign up with Co-op groups that can offer wholesale prices. Town Engineer @ no cost: Consider developing a site plan where all dumpsters will be in one location. Location must be accessible and there are concerns the location could produce strong odors over the summer months. Must use the current 3 yard containers that our garbage trucks are equipped to lift.

*Water Meters: All completed at Spruce Hills

*Willing to send Judy to help with current project and willing to incorporate Spruce Hills info on the Town Newsletter.

*Possible price break for variances with decks? Consider meeting with planning Board Secretary to discuss options as we cannot negotiate with the DCA.

- *Unit Owners can get a print out of taxes paid over the years with the tax assessor or Judy
- *Consider a plan to pay the water bill online.

Open the floor for discussion

Jim #109:

Door Storage – States Lowe’s and Home Depot can store doors and release them as we need them; Fox Lumber does not store doors. The storage unit is temporary and will only be rented out for the duration of the project.

Roof Line above Building 1 – Clap Board is off and the permit is still open on it. Flashing is exposed with wood rotting (back of building, above units 109 – 112). States Clap Board in Building 1 is worn down to the wood.

Inspection had been conducted showing every building is in need of siding. Building 1 is the oldest building and siding should be done in conjuncture with current project.

Are there any completed buildings? – Building 16 – We would like to use building 4 as a guide for expected costs. Completed cost of a whole building will hopefully be determined.

Mike #1412:

Structural Damage vs. Basic Maintenance: A number of maintenance items being neglected such as weed whacking, power washing every year, planters being sanded, steps/decks being painted every 2 years, retaining walls, weeds in the river rocks can be treated with vinegar.

What is the timeframe for new decks? – Ongoing: 3-5 years projected. Suggested using sealant vs. paint on decks.

Treks vs. Lumbar: Building 4 will be done in Vinyl. If the building was started in Hardy, it will be finished with Hardy. States Treks requires no maintenance and is a very small price differential compared to Hardy.

Kim #1412:

Speed Bumps – There are huge chunks missing that are causing damages to cars/rims. Bumps need to be painted so they are more visible. Plow trucks plowed through the bumps and tore chunks out this past winter.

Fleur #1004:

Page 8 of the Rule Book states dogs must be on leashes no longer than 8 feet. Page 41, Item 4. Owner is allowing dog to run around street without regard and this dog was nearly hit by a car. Standard Retractable leashes start at 16 feet.

Camille #301:

Bushes are out of control. Trees are overgrown and need to be trimmed. – We will be walking the property with the landscaper tomorrow. Trees are to be inspected at the end of the summer.

Terri #1515:

Building 15’s bushes should be pruned starting next week.

Bushes to the back entrance are causing people to swerve around oncoming traffic.

Next Meeting

The next Board meeting will be Tuesday, July 20, 2021 @ 8pm

Motion to close meeting @ 9:02 pm – Janet Traphagen – Michelle Brito 2nd.

All in Favor and Motion Approved

Janet K. Traphagen 7/20/21
President