



SPRUCE HILLS CONDO ASSOCIATION
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AGENDA
Open June 21, 2022

Call to order: Meeting called to order at 8pm

Board Members Present:

- Janet Traphagen, President
- Aaron Graf, Vice President
- Lindsay Licwinko, Treasurer
- Michelle Brito, Trustee
- Terri Slagle, Secretary

<u>Members Present:</u>		
	Marilyn Bauer	212
	Linda Maher	1005
	Bill Palaferro	815
	Pam Katzenback	1016
	Fleur Baumgartner	1004
	Jerry Butler	613
	Lisa M. Rodriguez	1907

Treasurer's Report

	<u>May 2022</u>	<u>June 2022</u>
Checking –	\$ 2,071.27	\$ 9,631.77
Savings -	\$ 300,000.00	\$ 324,794.14
Capital Fund -	\$ 692,221.73	\$ 692,083.25
Special Assessment	\$ 43,103.56	\$ 50,201.95

Motion to accept

Treasurer report- motion by Janet; 2nd by Aaron.

*All in Favor and Motion was approved

Motion to approve

Bill list- motion by Janet; 2nd by Lindsay.

*All in Favor and Motion was approved

Votes to be ratified

- Refurbished pump for SBR plant (runs septic system)- 2nd by Aaron.

Votes needed

Projects still in process

- 1708 door replacements
- Replacement of decks to buildings 3, 5 & 17
- Staining of the decks installed last year- start approx. 7/11
- Tree Removal- start approx. 7/11

Projects completed

- Replacement of decks to building 4 and 9 other random decks
- Siding on building 4 (back side only)

Open the floor for discussion

- Linda unit 1005- will parking spot numbers be repainted? Numbers and lines are faded and hard to see. Reportedly, there are parking spots in Bldg. 11 that were allegedly done by a resident there. Linda asked how to obtain information other than attending a meeting- Aaron suggested looking into SpruceHills.org. PM (Michelle McCartney) advised PayHOA also has documents section.
- 1004: owner asked if the Siding to the back of building 4 is vinyl and if that is the material we are utilizing across campus. The plan to vinyl side all buildings. What is the name of the vinyl color – we think it's called taupe. Total cost of bldg. 4 is not completely known due to the possibility of adding work needed to alcoves to the current scope of work.
- Do we know the assessment total and when will it start? The assessment is projected to begin sometime in the fall. An exact date will be determined once the assessment total is finalized. We currently have enough money in capital fund to complete the backs of Bldgs. 3, 5, 17. Why haven't the HOA maintenance fees been raised? – We are currently focusing on assessment totals and are hoping the raising of HOA fees can be delayed.
- Gerry- 613 asked about windows vs. door- can you keep the slider option if the unit owner chooses so? The slider versus window options is still under consideration and will be communicated to the membership once a decision has been made.

Next Meeting

The next meeting will be Tuesday, July 19, 2022, at 8pm

Motion to close meeting 2nd by Aaron and approved by all. Meeting adjourned at 9pm

Janet K. Laphogger
President

10/7/22