



SPRUCE HILLS CONDO ASSOCIATION
P. O Box 414
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Email: pmanager@sprucehills.org

Spruce Hills Condo Association
Minutes of Open Session
Spruce Hills Clubhouse
June 26, 2023

Welcome and Call the Meeting to Order: Meeting called to Order at 7:05 PM

Board Members Present: John Brown President
Jim Rispoli Trustee
Jerry Ford Treasurer
William Palaferro Trustee

Kim Merkin Property Manager

Board Members Absent: Elizabeth Swain Vice President

Association Members Present: Thomas Zutkawski 305
Ben Incantalupo 601
Samantha Hauenstein 601
Matthew Duffy 503
Terri Slagle 1515
Lisa Rodriguez 1907
Michelle Brito 1511
Janet Traphagen 814
Janice Passaro 606
Fred Torlish 1006

Motion to approve Minutes

Open Meeting – 5/24/2023

Tabled for next Meeting

Treasurer's Report

	<u>May 2023</u>	<u>June 2023</u>
Checking –	\$ 4,076.78	\$ 2,490.96
Savings -	\$ 303,961.84	\$ 266,529.23
Capital Fund -	\$ 266,558.91	\$ 266,558.91
Special Assessment	\$ 553,786.79	\$ 600,852.15

Motion to Accept

Treasurer Report

William Palaferro 2nd

*All in Favor and Motion Approved

Motion to Approve

Bill List

Jim Rispoli 2nd

*All in Favor and Motion Approved

Motion to Elect

William Palaferro Secretary

Jim Rispoli 2nd

*All in Favor and Motion Approved

Projects Completed

None reported

Board Discussion

KIP2 Construction agreement

Meet 6/28/2023 to sign Contract and set start date

Bush/Tree cutting back for KPI2 construction access.

Assigned to Maintenance Crew

Reimbursement

Checks or Credits to 60 Unit Owners who paid for Structural Damage Repairs

EV & Ion Battery Issues

EV Charging Stations under consideration

Ion Battery concerns will be expressed to Fire Marshal and Borough

Capital Reserve Study

Tabled for next Meeting

Open the floor for discussion.

- Lawn service is scheduled on Fridays. Suggested change to Wednesdays. Weeding and spraying at Entryways is needed.
- Planting of flowers by Unit Owners in approved Common areas should be allowed with limitations.
- Repairs on the 48 inspected Decks by Matt from CP Engineers will be performed soon.
- Beautification Committee will be created.
- Alcove Kitchen Window at Unit 503 was improperly installed. Kim Merkin will follow up.

Next Meeting

The next Board meeting will be Monday, July 17, 2023, at 7pm.

Motion to close meeting at 8:00 PM

William Palaferro 2nd

*All in Favor and Motion Approved