

Spruce Hills Condo Association  
**Minutes of Open Session**  
Spruce Hills Clubhouse  
March 19, 2019

Call to Order: The meeting was called to order at 8:00 pm

Board Members Present: Janet Traphagen      President  
Joe DeVergillo      Vice-President  
William Palaferro      Treasurer  
Tim Todd  
Robert Hart Jr.      Secretary

Property Manager:      Michelle McCartney

Assoc. Members Present:

|    |                           |      |
|----|---------------------------|------|
| 1  | Annette Anderson          | 2002 |
| 2  | Alan Theesfeld            | 0916 |
| 3  | Yasmir Bisal              | 1512 |
| 4  | Grace Beam                | 2005 |
| 5  | Elinor Bettis             | 1709 |
| 6  | Fleur Baumgartner         | 1004 |
| 7  | Melanie Brunt             | 1906 |
| 8  | Dorothy Nicolai           | 0111 |
| 9  | Danielle Rettino          | 1414 |
| 10 | Lori Cattano              | 2108 |
| 11 | Pete Fleming              | 1408 |
| 12 | Valerie & Steven Tangorra | 1516 |
| 13 | Camille Noonan            | 0301 |
| 14 | William Sauder            | 2004 |
| 15 | Roger Love                | 0102 |
| 16 | Maricris Ramos            | 0106 |
| 17 | Jim Rispoli               | 0109 |
| 18 | Lynn Jones                | 1202 |

Approval of Minutes:

*Motion to approve the following minutes:*

January 8, 2019 Working Meeting  
January 15, 2019 Working & Open Meetings  
January 22, 2019 Working Meeting  
February 5, 2019 Working Meeting  
February 19, 2019 Working & Open Meetings  
March 5, 2019 Working Meeting

Motion: Janet Traphagen      Seconded: Joe DeVergillo

All in favor and motion passed

Treasurers Report:

|                  | <u>February</u> | <u>March</u> |
|------------------|-----------------|--------------|
| Checking Account | \$2,904         | \$5,691      |
| Savings Account  | \$123,593       | \$175,607    |
| Capital Reserve  | \$362,342       | \$363,960    |

*Motion to accept Treasurers Report*

Motion: Janet Traphagen      Seconded: Joe DeVergillo

All in favor and motion passed

*Motion to approve the Bills List*

Motion: Janet Traphagen      Seconded: Joe DeVergillo

All in favor and motion passed

*Motion to accept the 2018 Reserve Study*

Motion: Janet Traphagen      Seconded: Joe DeVergillo

All in favor and motion passed

*Motion to replace the roof on Building 20*

Motion: Robert Hart      Seconded: Joe DeVergillo

All in favor and motion passed

*Motion to renew the landscaping contract for 2019*

Motion: Janet Traphagen      Seconded: Joe DeVergillo

All in favor and motion passed

*Motion to approve the costs to repair the pick-up truck*

Motion: Janet Traphagen      Seconded: Joe DeVergillo

All in favor and motion passed

Completed Projects:

None at this time

Projects still in process:

- Replacement of pump for Sewer Plant
- Replacement of check valve for Sewer Plant
- Design of control system upgrades to the Sewer Plant

Discussion:

1. Q: Unit 1512, Yasmir Bisal - The Unit owner made a request to have gutters installed over the deck prior to replacing the sliding glass door which is leaking.

*(Note: see also the minutes from Feb. 2019 for further details on the issue)*

*A: The Board does not have the authority to approve gutters being installed. The association members would have to approve that as it is an "improvement", not maintenance.*

*After some further discussion concerning gutters, Michelle advised that the maintenance staff had covered the door in question with plastic to see if the leakage into the unit below ceased. The staff reported that it had stopped indicating the failure of the seals around the door.*

*The unit owner again insisted that there was no point in replacing the door unless gutters were installed.*

*At this point Robert Hart requested Board concurrence to move the discussion to an executive session.*

2. Q: Unit 109, James Rispoli – Since the Board is not issuing an assessment to replace the siding, balconies and decks at this time, the Board needs to ensure future buyers are informed that there will be a need for other assessments. Jim further expressed concern that realtors should be informed so potential buyers are aware of the situation.

In response, another Unit owner advised that in her experience working for a real estate attorney, the only legal requirement is to advise potential buyers with what assessment is known rather than what might be.

*A: The Board requested Michelle to confer with the Associations attorney to advise on the matter.*

3. Q: Unit 102, Roger Love – Commented on the special assessment, specifically that it is unfair to owners since new owners won't be paying it. Also, he suggested that the Board explore the option of an unsecured loan and he gave some figures as to the costs.

*A: Bill Palaferro commented that the Board had looked at that option but the interest payments, specifically for the roofing, siding and decks would be too much. The Boards may consider that in the future but not at this time.*

4. Q: Will there be a “grace period” on the special assessment payments.

*A: The grace period will be the same as the HOA fees.*

5. Q: Unit 109 – Can the tree behind Building 1, between 109 and 111 be removed? It is causing water to pool near the patio and preventing the grass from growing?

*A: The Board will review the situation.*

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

The next Board meeting will be Tuesday, April 16, 2019

Signed: Janet K. Lyshaga Title: President  
4/9/19