

Spruce Hills Condo Association
Minutes of Open Session
 Spruce Hills Clubhouse
 March 16, 2021
 Via Zoom due to COVID-19 Restrictions

Call to Order: Meeting call to Order at 8 pm

Board Members Present:

Janet Traphagen	President
Aaron Graf	Vice President
William Palaferro	Treasurer
Michelle Brito	Secretary
Robert Hart, Jr.	Trustee

Property Manager: Michelle McCartney

Association Members Present:

115	Barbara Plundeke
803	Dan Bahlman
805	Gerry Tevrow
808	Trish Duff
1603	Bruce Pierson
1710	Karen Smith
709	Sean Kennedy
1416	Jessica O’Neil
101	Catherine Way
211	Mary Freeman
1416	Brian O’Neil
610	Justin Bruce
1515	Terri Slagle
1909	Katie Brady

Motion to approve Minutes

Working meeting for February 2, 2021 – Table
 Working & Open meeting for February 16, 2021 – Table
 Working Meeting for March 2, 2021 – Table

Treasurer’s Report

	<u>February 2021</u>	<u>March 2021</u>
Checking –	\$ 18,022.920	\$ 2,943.98
Savings -	\$ 278,907.41	\$ 300,126.52
Capital Fund -	\$ 587,849.80	\$ 587,494.44
Special Assessment	\$ 250.03	\$ 250.22

Motion to accept

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

Motion to approve

Bill list – William Palaferro – Michelle Brito 2nd
All in Favor and Motion was approved

Votes needed

Landscaping Contract – Pat’s Lawn Care and Snow Removal – William Palaferro – Robert Hart, Jr. 2nd
All in Favor and Motion was approved

Projects still in process

507/508 & 1409/1410 deck and structural repairs
Floor in the clubhouse – Projected to begin in March/April

Completed projects

Hiring of part-time employee

Discussion

Open to the floor

Open the floor for discussion

1. Terri #1515 – Complimented Pat’s stating they are excellent. Wants to know who takes care of trimming the bushes and hedges? Our employees trim the trees and bushes, not the company that takes care of the lawns. Trees were recently removed, causing a lot of branches to fall around property. Our employees will be taking care of the fallen branches. Terri stated the township sanitation people are not putting the dumpsters back in the garbage houses right, leaving no room to get to the recycling bins. They drop recycling items and are not picking it up. Our new employee has been going around campus straightening up the dumpsters. Also, townships is requiring boxes to be broken down and to use twine to tie boxes together. Pizza boxes are not recyclable. Recyclable items pertain to plastics or glass related to food.
2. Katie #1909 – Sent an email regarding the blow-up hot tub located in between buildings 4 & 5. Katie states the hot tub is on a wood slate and next to patio. Association will need to take another look at hot tub placement. Katie wants to know if the pool will be open this season? We are working getting the pool open with modified hours and limited capacities. Currently, the hours of operation will most likely be: Mon – Fri: 12 noon – 5pm & Sat, Sun, Holidays: 11am – 6pm.
3. Justin #610: There is water running down the back entrance hill and creating a stream. Due to the large amount of snow, the melting/runoff has been overwhelming. Association will take a look at back hill.

Next Meeting

The next Board meeting will be Tuesday, April 20, 2021 – Via Zoom

Motion to close meeting @ 8:24 pm – Janet Traphagen – William Palaferro 2nd.

All in Favor and Motion Approved

Janet Traphagen 4/20/21
President