

Spruce Hills Condo Association
Minutes of Open Session
Spruce Hills Clubhouse
March 15, 2022

Welcome and Call the Meeting to Order: Meeting call to Order at 8:00 pm

Announce that the Election Committee is currently counting ballots for the approval/disapproval of the membership for electronic voting

<u>Board Members Present:</u>	Janet Traphagen	President
	Aaron Graf	Vice President <u>(ABSENT)</u>
	Lindsay Licwinko	Treasurer
	Michelle Brito	Secretary
	William Palaferro	Trustee

Property Manager: Michelle McCartney

<u>Association Members Present:</u>	1016	Pam Katzenback
	1004	Fleur Baumgartner
	613	Gerard Butler
	1515	Terri Slagle
	2005	Grace Beam

Motion to approve Minutes

Working & Open Meetings January 18, 2022
Working Meeting February 1, 2022
Working & Open Meetings February 15, 2022
Working Meeting March 1, 2022

*All in Favor and Motion were approved

Treasurer's Report

	<u>February 2022</u>	<u>March 2022</u>
Checking –	\$ 7,975.86	\$ 15,376.25
Savings -	\$ 330,000.00	\$ 350,000.00
Capital Fund -	\$ 696,807.59	\$ 694,807.59
Special Assessment	\$ 33,871.18	\$ 36,569.12

Motion to Accept

Treasurer Report

*All in Favor and Motion was approved

Motion to Approve

Bill List - \$65,509.05 total

*All in Favor and Motion was approved

Votes Needed

-The votes were approved or disapproved the resolution for electronic voting – Passed 162/22

Votes to be Ratified

-The repairs to the plumbing under the parking lot at building 12 - \$5,880.00

-The repairs of the parking lot at building 12 – \$10,725: not completed; will be here in a couple of weeks

-The removal of the tree that hit building 10 during a windstorm - \$3,625.25: minimal damage; a couple of missing shingles, gutter loose and board loose.

*All in Favor and Motion was approved

Projects still in process

- 1708 door replacements

-Replacement of decks to building 4 and 9 other random decks as determined by the engineer (16 decks total)

Completed projects

- Waste line repairs to building 12

-514 & 606 door replacements

Discussion

Open the floor for discussion

- There is a tree near the entrance just laying there from the storm. Will it be removed? Our maintenance crew will take care of the tree and remove it

- Pine trees & older trees are a growing concern. Roots are growing above ground and there is a fear these trees will fall over, like the one in building 10. Rich's Tree Service will be here this month to evaluate the trees on campus and recommends which trees need to be removed. This has been an ongoing project with over \$100,000 invested thus far.

- Meeting Minutes will be available soon. They are to be located online as well as a hardcopy posted on the board outside of the clubhouse.

- Submission of dues are greatly improving. Less people have balances, unit owners are getting used to PayHOA and the mail to California (PayHOA mailing) seems to be improving as well.

- Expired Fire Extinguishers. In the past, the local fire department would accept expired fire extinguishers but have not accepted them in a couple of years. Will check with the Fire Marshal and ask for their recommendation.

- Siding will be completed to the back of the buildings in conjuncture with the current project. The front siding not included with the current scope of work.

Next Meeting

The next Board meeting will be Tuesday, April 19, 2022 @ 8pm

Motion to close meeting @ 8:40pm

William Palaferro 2nd

*All in Favor and Motion Approved

Janet K. Laphager
President

4/19/22