

Spruce Hills Condo Association
Minutes of Open Session
Spruce Hills Clubhouse
March 27, 2023

Welcome and Call the Meeting to Order: Meeting call to Order at 7:01 pm

Motion to approve Minutes.

Open Meeting – February 20, 2023 Open Meeting

*All in Favor and Motion was approved

Board Members Present:

John Brown	President
Elizabeth Swain	Vice President
Jim Rispoli	Trustee
Jerry Ford – Via Zoom	Treasurer

Property Manager Present:

Kim Merklin

Association Members Present:

Emily Miranda 509	Matthew Duffy 503
Michelle Brito 1511	Meaghan Nugent 1213
Janet Traphagen 814	Janice Passaro 606
William Palaferro 815	Lou Fesmana 401
Chay Sawyer 2001	Pam Kateanback 1016
Patricia Duff 808	Fleur Baumgartner 1004
Karen Smith 1710	Thomas zujkowski 305
Joshua Minnich 509	Donna Riggi 512

Treasurer's Report

	<u>February 2023</u>	<u>March 2023</u>
Checking –	\$ 1,322.95	\$ 8,212.42
Savings -	\$ 337,961.88	\$ 368,308.97
Capital Fund -	\$ 266,558.91	\$ 266,558.91
Special Assessment	\$ 349,340.44	\$ 425,920.87

Motion to Accept

Treasurer Report

*All in Favor and Motion was approved

Motion to Approve

Bill List = \$58,879.17

Elizabeth Thompsons resignation

*All in Favor and Motion was approved

Projects still in process

3,4,5,17 Alcoves

Open the floor for discussion.

- Meeting with sub-contractors, will ask them to sharpen their pencils with pricing received from the bid package.
- 2nd Pet fee - discussed dropping the 2nd pet fee, sitter fee. Letting the office know along with proper paperwork would be sufficient.
- Upcoming Election – As of 3/27/23, no letter of intents have been received.
- Assessment amount – Hope to have clear numbers for April’s meeting.
- Who are the 2 remaining bidders – Pardini & KPI2
- Hardie siding issues and using vinyl on the same building will have a difference in color.
- DCA is requiring that buildings 17 & 13 are done first when we restart the work.
- What does the RFP entail – Siding, Structure, Decks, Balconettes. Gutters are not in the bid package.
- Unit owner instructed the board that for building 16 fire (in 2016), they used Kepo, Restoration 1.
- Unit owner expressed concerns with fellow residents using longer retractable leashes then allowed per the rules and regulations handbook (page 41).
- Who will be overlooking the project – CP Engineers will have a full-time person on site.

Next Meeting

The next Board meeting will be Monday, April 24, 2023 @ 7pm

Motion to close meeting

Elizabeth Swain 2nd

*All in Favor and Motion Approved

John Brown
4.20.23