

Spruce Hills Condo Association
Minutes of Open Session
Spruce Hills Clubhouse
May 21, 2019

Call to Order: The annual meeting was called to order at 7:05 pm

Election committee proceeded with the counting of the ballots.

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

Property Manager: Michelle McCartney

Assoc. Members Present:	1	Elinor Bettis	1709
	2	William Sauder	2004
	3	Grace Beam	2005
	4	Susana Lopez	502
	5	Fred Torlish	1006
	6	Karen Aulisio	603
	7	Nancy Franklin	1011
	8	Sally Hoff	909
	9	Clare Cucco	1303
	10	Dorothy Nicolai	111
	11	Camille Noonan	301
	12	Paul Zahorchak	1713
	13	Sean Kennedy	709
	14	Alan Theesfeld	916
	15	Steven Tangorra	1516
	16	Aaron Graf	1914

Board Election Results:

Below are the results of the 2019 annual election, (*) incumbents.

Joe DeVergillo	119	*	James Rispoli	3
William Palaferro	117	*	Danielle Rettino	1
Aaron Graf	103		Mike Meano	1
Andrew Spilatro	7		Lauren Brown	1

Approval of Minutes:

Motion to approve the following minutes:

April 16, 2019 Open Meeting
April 16, 2019 Working Meeting
May 7, 2019 Working Meeting
May 14, 2019 Working Meeting

Motion: Janet Traphagen Seconded: Joe DeVergillo

All in favor and motion passed

Treasurers Report & Bills (Invoices):

	<u>April</u>	<u>May</u>
Checking Account	\$1,603	\$11,703
Savings Account	\$139,001	\$46,501
Capital Reserve	\$365,351	\$366,361
Special Assessment	\$84,525	\$135,552

Motion to approve the Treasurers Report:

Motion: Janet Traphagen Seconded: Joe DeVergillo

All in favor and motion passed

Motion to approve the Treasurers Report and the Bill's list:

Motion: Janet Traphagen Seconded: Joe DeVergillo

All in favor and motion passed

Motion to renew a \$100,000 CD maturing in June:

Motion: Janet Traphagen Seconded: Bill Palaferro

All in favor and motion passed

Motion to renew JGS Insurance policy:

Motion: Janet Traphagen Seconded: Joe DeVergillo

All in favor and motion passed

Motion to approve the engineering quote for the replacement of the Sewer Plant (SBR):

Motion: Robert Hart Seconded: Joe DeVergillo

All in favor and motion passed

Open Items:

None at this time

Completed Projects:

Board President Janet Traphagen reported on the following projects recently completed.

1. The following roofs have been completed:
 - The complete roof replacement on Bldg. 7.
 - The remainder of Bldg. 6.
 - The remainder of Bldg. 14.
 - The remainder of Bldg. 17.
2. Treatment for termites at units 1401 to 1408.

Projects still in process:

Roof replacement:

- Remainder of Bldg. 1
- Replacement of headers between units 212 & 213
- Replacement of headers between units 1403 & 1404

Discussion:

- The replacement of the roof on Bldg. 21 and the remainder of Bldg. 3 is planned to start few weeks.
- Board President Janet Traphagen thanked Tim Todd for his service on the Board this past year and a half. Tim stepped in to fill the unexpired term of George Gassert who resigned in 2017.

Open Floor Discussion:

- Q: Can the stump behind building #1 be removed?

A: Michelle responded that she has been waiting for the funds to proceed.

Comment: Unit 111 – The grass & drainage problems need to be addressed along with the removal of the stump.

A: Aaron Graf responded that there are attachments available for the skid steer that can help in these tasks and that's why he pushed to purchase the machine during his previous tenure on the board.

- Comment: Unit 1914 had a vent stack that was not replaced correctly after the shingles

were removed which resulted in leaks occurring.

- Unit 1713 rear of the building has little or no grass and is requesting something be done with the drainage which causes a mud condition.

A: Janet - The Board is aware of a few buildings with similar conditions and is aware of the need for improved draining. It will take some time to resolve the issues.

- Q: Unit 1313 – Does the landscaper put down grass seed? They had a water line break and no reseeding took place.

A: Janet - The landscaper is currently not contracted for seeding, the maintenance staff does it.

- Q: Who trims the bushes?

A: Janet - The maintenance staff does it.

- Q: What is the status of the recycling issue?

A: Janet discussed the condition that had resulted in a call from the Borough. Early in May, the Borough refused to pick up the recycling at Bldg.'s 10/11 due to "garbage" mixed in with the recycling. The staff took over a day sorting through the mess.

The Board is looking into the purchase of additional recycling containers but the increase in cardboard, the lack of cooperation of residents and space constraints continue to pose a variety of problems we are trying to address.

- A phone junction box near Bldg. 20 is lying on the ground.

A: The box was already in poor shape but was pushed over further during snow plowing. Michelle has checked into the cost to replacing the damaged ones and it is quite expensive.

- Q: Aaron Graf asked if there had been any changes to the water supply. He stated his water used to be good but now it tastes bad.

A: Janet – There has been no change to the water supply that the Board is aware of. As required by state law, the Borough posts the results of their water test on the Borough web site.

There being no further questions, the meeting was adjourned at 8:25 pm.

The next meeting will be on Tuesday, June 18, 2019 at 8:00 pm.

Signed: Janet K. Luyckx Title: President
6/11/19