

Spruce Hills Condo Association
Minutes of Open Session
Spruce Hills Clubhouse
May 18, 2021

Call to Order: Meeting call to Order at 8:03 pm

Board Members Present:

Janet Traphagen	President
Aaron Graf	Vice President (via Zoom)
Lindsay Licwinko	Treasurer
Michelle Brito	Secretary
Robert Hart, Jr.	Trustee

Property Manager: Michelle McCartney

Association Members Present:

1011	Nancy Franklin
1016	Pam Katzenbach
1004	Fleur Baumgartner
1409	Lindsay Licwinko
301	Camille Noonan
502	Susana Lopez
2002	Annette Anderson
2004	William Sauder
1303	Clare Cucco
2005	Dorothy Nicoli

Motion to approve Minutes

Working & Open meeting April 16, 2021

Working meeting May 4, 2021

* Motion to accept meeting minutes listed above: Janet Traphagen, Aaron Graf 2nd
All in Favor and Motion was approved

Treasurer's Report

	<u>April 2021</u>	<u>May 2021</u>
Checking –	\$ 1,196.36	\$ 2,066.63
Savings -	\$ 308,630.51	\$ 296,290.34
Capital Fund -	\$ 587,556.55	\$ 587,657.78
Special Assessment	\$ 250.23	\$ 250.24

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

Motion to approve

Bill list – Janet Traphagen – Aaron Graf 2nd

All in Favor and Motion was approved

Thank previous Board Members and announce winners of Vote

Lindsay Licwinko – 123 Votes

Michelle Brito – 117 Votes

Aaron Graf – 109 Votes

James Rispoli – 51 Votes

Lindsay, Michelle and Aaron are your newly elected Board members. William Palaferro is stepping down from his Treasurer's position and the Community thanks him for his years of service.

Votes Needed

Billing unit owners for door/deck repairs/replacement

Task #3 Proposal #20-029 Letter dated July 10, 2020 regarding technical bid package

All in Favor and motions were approved

Projects still in process

Completed projects

Discussion

Open to the floor

Open the floor for discussion

1. Work on Units appear to be at a stand still – We sent the proposals/specifications for the next 10 deck/door projects and we are preparing to start. Doors are expected by the end of June with the project slated to start by July.
2. Satellite Dishes – Remove the old ones not in use.
3. Century Link phone lines – this has been an issue for weeks. Knocked over boxes: we don't know who owns those boxes (possibly Century Link?). Other Unit Owners are having issues with their land lines and internet. Unit Owners may want to consider Service Electric – they may cover our area now. If you see any company working on those boxes, please ask them for their names and phone numbers.
4. Landscaping – Unit Owners complaining landscape company is not doing a good job. We will be meeting with them tomorrow to discuss issues such as missed alcoves, not blowing stairs, missed entire areas, etc. Unit Owners agreed that it is not an issue to allow landscaping company to park near the back entrance and we will ask them to relocate their parking closer to buildings 16/17.
5. Septic Area – There is a lot of metal, TV's, etc. back there and it looks like a junk yard/eye sore. That is the old location of the storage container and we had to move the garbage/large items in that area for scrap collectors and garbage pick-up days. Residents throw out stuff without adding stickers or unapproved items and we collect them and set them aside in that area. Association is to put stickers on such items and not collect them into that area.
6. Ladders – they need to be tidied up.
7. Flowers/Plants – Would be nice to see more plants and flowers in the entrance. We are under a tight budget constraint and don't have the funds for flowers/plants. Perhaps we can reach out to the Glen Gardner Women's Club and see if they would be willing to help?

8. Pool – We need to employ a COVID ambassador at \$30hr to be supplied by Brighter Days and a Lifeguard supplied by the Imperial Pool and both MUST be present for the pool to be open that day. Service Contract for the pool is \$17,300. We have received a dozen pool badges thus far for renewal. When the pool opens, there will be sign-in sheets, waivers to sign, temperatures must be taken, etc. Pool is expected to open by the end of June due to the pool company not having enough staff at the moment. Was the pool resurfaced? – On hold, will look into resurfacing pool this fall. Quotes range between \$20,000 - \$35,000.

Next Meeting

The next Board meeting will be Tuesday, June 15, 2021

Motion to close meeting @ 9:05 pm – Janet Traphagen – Michelle Brito 2nd.

All in Favor and Motion Approved

Janet K. Traphagen
President

5/25/21