

Spruce Hills Condo Association
Minutes of Open Session
Spruce Hills Clubhouse
May 17, 2022

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

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

Property Manager: Michelle McCartney

<u>Association Members Present:</u>	315	Erica Kurpis
	212	Marilyn Bauer
	1710	Karen Smith
	213	Kelly Eiel
	1701	John Brown
	1515	Terri Slagle
	104	Terry Hoffmann

Treasurer's Report

	<u>April 2022</u>	<u>May 2022</u>
Checking –	\$ 8,338.03	\$ 2,071.27
Savings -	\$ 396,086.13	\$ 300,000.00
Capital Fund -	\$ 693,234.85	\$ 692,221.73
Special Assessment	\$ 39,377.76	\$ 43,103.56

Motion to Accept

Treasurer Report

*All in Favor and Motion was approved

Motion to Approve

Bill List - \$179,000 total

\$93,000 to Pardini and \$15,000 to CP Engineering

*All in Favor and Motion was approved

Election Ballots

Announce ballot totals: Volunteers counting – 9 votes hand submitted

Janet Traphagen – 126 Votes

Terri Slagle – 120 Votes

William Palaferro – 119 Votes

Congratulations to Janet Traphagen & Terri Slagle

Votes to be Ratified

-50 Gallons of Paint

-Court Order for Unit Access (1708)

*All in Favor and Motion was approved

Votes Needed

-Staining of the decks installed last year – To be done by John Barry

-Tree Removal - \$85,000 for 142 Trees

-Doors to be ordered – a total of 70 additional doors for continuation of construction project

*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

Open the floor for discussion

-Easement – Wickey has been cleaning up and removing the overgrowth of weeds to the easement areas. This is being completed in between work orders so please be patient as he works his way up the hill.

-Pod Storage – Consider using Pod storage for construction materials and additional doors? Biggest issue is there is very little room for the amount of construction materials that are coming in.

-John #1701: Concerned over the appearance of the siding to the buildings. Siding is currently being discussed as an addition to the current scope of work since a majority of the buildings sidings failed state inspection. We are currently in the midst of reviewing quotes and may have to add the front of the buildings as part of the project.

Sliding glass doors: Engineers and Construction company have determined the sliding glass doors need to be removed in order to properly repair the damage under the siding. The doors must also be reinstalled with drip pans, as per DCA code

-Building 2: Unit owner states the headers to this building was replaced and Hardy siding installed a few years ago and wants to know if they have to be replaced again. Unfortunately, at the time of that project, there was nothing in the scope of work addressing water damage or if any water damage was repaired. Though the installation of the Hardy is on record, Header replacement was not noted in scope of work either. The siding to that building will have to be removed to ensure all damages are properly repaired, doors replaced/installed properly, etc.

-Water Damage: Unit Owner asked how do we know if the water damage wasn't from a roof leak? Damages are assessed by the engineer and construction company. Pictures are taken and damages repaired. Thus far, a majority of the water damages are directly associated to the sliding glass doors.

-Sliding glass doors that are determined to be in good shape with a strong frame will most likely be able to be reinstalled. Cost of doors and door installation are the responsibility of the Unit Owner

-Current Assessment Status: Ongoing – Construction of Building 4 will help us determine a true assessment total. Pardini Construction Company is offering competitive rates, SH has purchased doors at wholesale prices, we slashed labor costs by proceeding with one whole building versus random decks, etc. We are hoping the cost effective process will produce a lesser predicted assessment total, but true numbers will not be known until the completion (or near completion) of Building 4.

-Jerry #613: Leak in Unit – States there is a leak coming through the bedroom slider in his first floor unit. He states he replaced his slider recently and Wickey tried to fix it but there's water still coming in. Send a work order through PayHOA and we will further investigate

-William Palaferro has talked to a number of banks regarding a loan and has received some information and awaiting additional information. Bill will need a complete Scope of Work, Costs, Timeline, etc.

-Unit 316: Was looking into replacing his windows and slider in the alcove. We suggest waiting at this point of time, if possible. The scope of work is currently shifting and the Alcoves have been a recent topic of discussion.

Next Meeting

The next Board meeting will be Tuesday, June 21, 2022

Motion to close meeting @ 9:32pm

Aaron Graf 2nd

*All in Favor and Motion Approved

Janet K. Layhagen
President

7/2/22