

Spruce Hills Condo Association  
**Minutes of Open Session**  
Spruce Hills Clubhouse  
November 16, 2021

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

**Board Members Present:**

Janet Traphagen	President
Aaron Graf	Vice President
Lindsay Licwinko	Treasurer
Michelle Brito	Secretary
William Palaferro	Trustee

**Property Manager:** Michelle McCartney

**Association Members Present:**

109	Gina Rispoli
109	Jim Rispoli
111	Dorothy Nicolai
815	Brian Farrell
1102	Donna Puglisi
1104	Jennifer Cardone
1710	Karen Smith
2004	Bill Sauder

**Treasurer's Report**

	<u>October 2021</u>	<u>November 2021</u>
Checking –	\$ 1,916.44	\$ 20,315.72
Savings -	\$ 468,256.28	\$ 500,000.00
Capital Fund -	\$ 587,716.65	\$ 587,600.69
Special Assessment	\$ 22,545.96	\$ 25,888.14

**Motion to Accept**

Treasurer Report

\*All in Favor and Motion was approved

**Motion to Approve**

Bill List - \$40,123.42 total

\*All in Favor and Motion was approved

**Votes Needed**

- 2022 Budget
- Deposit to Capital fund (\$110,224.50)

\*All in Favor and Motions were approved

#### **Votes to be Ratified**

- Cannonball Pools, treatment of pool and closing
- Buggy repairs, \$1,038.90
- 505/506 & 507/508 Chimney repairs; Edit to remove 505/506 and add 501/502 & 503/504

\*All in Favor and Motions were approved

#### **Projects still in process**

- 514/606/1708 door replacements
- Replacement of decks to building 4 and 8 other random as determined by the engineer
- Water line repairs to building 1, in the hands of the insurance company
- Electronic Voting

#### **Completed projects**

Anthony & Sylvan Pools – pool resurfacing

#### **Discussion**

##### **Open the floor for discussion**

##### **-Visit from Mayor Matthias: Updates**

- 1.) Nitrate into water: test results were initially misread. Water was shut off without issues. The well pipe goes down 50 feet and there may be a crack in the casing. Looking into possible variables such as over use of fertilizers, fertilizers being stored properly and storing salt in concrete salt domes.
- 2.) Radon testing varied between testers with the water. Feds set the Water Quality bar very high, which is a good thing. Suggest everyone run your water for a few minutes which helps to remove any stagnation. Our water system no longer has issues with lead. State tests for lead every quarter and notices are sent out if lead were an issue. Numbers are now stabilized.
- 3.) Recycling – there will be multiple pick ups and working on 3 pick-ups a week during the holiday season. Cardboard needs to be strung
- 4.) Snow Plows – Be mindful of speed limits. Township invested in new trucks and plows.
- 5.) Women's Club – Holiday Lights Contest in progress.
- 6.) Glen Gardner Christmas in the Park – with bands and events? Thoughts for next year
- 7.) Water Bill – Can now be paid online. Website is a work in progress so be patient.
- 8.) We have a new Zoning/Planning Board Secretary. She works Monday and Tuesday from 3pm-6pm

-Jim #109: Concerned about rain water coming down his yard and up against the building (1). Patio is at an angle and split in half. There is constant flooding and run-off. Engineer deemed emergent units and we must proceed with those first. States his garage frame is rotted – send an email to PM.

-Donna #1102: End of Building 10 near dumpster is pitch black – anyway to add lighting? Mayor is working on LED lighting and new posts. Tree guy is coming the week after Thanksgiving and will be cutting down the shrubbery blocking the current posts.

-Brian #808: Has 3 vehicles and reviewed the current policy. Suggests we consider a 3<sup>rd</sup> vehicle fee that is consistent across the board. States the current policy discriminates between units and affords certain units privileges over others. Winter is an issue with parking as there are more cars than spaces during snow events. Snow policy has recently changed and we'd like to see how that works before reviewing any changes in the parking policy.

-Snow Policy changes: Posted in recent Newsletter. Do not park in between posted signs during a snow event.

-Brian #808: Suggests we consider moving all the dumpsters to a centralized location. This would allow that space for snow removal and cars wouldn't have to move and be inconvenienced.

**Next Meeting**

The next Board meeting will be Tuesday, January 18, 2022 @ 8pm

**Motion to close meeting @ 9:30pm**

\*All in Favor and Motion Approved

*Janet K. Laphagen*      *1/4/22*  
*President*