

Spruce Hills Condo Association
Minutes of Open Session
Spruce Hills Clubhouse
October 20, 2020

Call to Order: Meeting call to Order at 8 pm

<u>Board Members Present:</u>	Janet Traphagen	President
	Aaron Graf	Vice-President
	William Palaferro	Treasurer
	Michelle Brito	Secretary
	Robert Hart, Jr.	Trustee

Property Manager: Michelle McCartney

<u>Association Members Present:</u>	1. Pam Katzenbach	1016
	2. Fleur Baumgartner	1004
	3. Carlos & Robin Manfredi	509
	4. Dorothy Nicolai	111
	5. Jim Rispoli	109
	6. Terri Slagle	1515
	7. Amanda Vannatta	108
	8. Ryan McKinney	108
	9. Charlotte Haggerty	706
	10. Alex Velasquez	316

Approval of Minutes:

Working meeting for August 11, 2020 – Tabled
Working and Open meetings for August 18, 2020 – Tabled
Working meeting for September 1, 2020 – Tabled
Working and Open meeting for September 15, 2020 – Tabled
Working meeting for October 6, 2020 – Tabled
Working meeting for October 13, 2020 – Tabled

Treasurers Report & Bills (Invoices):

	<u>September 2020</u>	<u>October 2020</u>
Checking Account	\$10,951.88	\$23,250.20
Savings Account	\$423,711.30	\$390,901.38
Capital Reserve	\$487,352.42	\$487,470.41
Special Assessment	\$85.00	\$125.00

Motion to Accept Treasurer's Report:

Motion: Janet Traphagen Second: Robert Hart, Jr.

All in Favor and Motion was approved

Motion to Approve the Bill's List:

Motion: Janet Traphagen Second: William Palaferro

All in Favor and Motion was approved

Motion to Accept Restoration One for Potential Mold Removal:

Motion: Janet Traphagen Second: Michelle Brito

All in Favor and Motion was approved

Votes Needed:

- 1. Mold Vendor – Motion approved above
- 2. Cease& Desist for neighbors with 4 wheelers *Approved: Michelle Brito & Aaron Graf
- 3. Dryer Vent late invoice *Approved: Aaron Graf & William Palaferro
- 4. Pet Picture warnings *Approved: Janet Traphagen & Aaron Graf
- 5. Waterline relocation/plumber *Approved: Janet Traphagen & Aaron Graf
- 6. 2 year Contract with Attorney *Approved: Janet Traphagen & Aaron Graf

Projects Still in Process:

- 1. Replacement of the siding on the Clubhouse – Projected to start on November 1st
- 2. Z-Shaped Deck Repairs

Open Floor Discussion:

- 1. Unit 509 – Tenant Issue/Neighbor Violation
Letter received about crying/barking dogs. Unit owner states they were working on the deck above on said date of complaint. Unit owner states neighbor had made numerous complaints against her when she resided in the unit. She has since rented out the unit and similar complaints are being made against her new tenants. Formal complaints have not been previously filed with the office meaning there is not a record of reported complaints. Board suggests calling the police if quiet time is broken. Unit owner states she will be taking her neighbor to court

2. Unit 108 – Cost of Construction

Unit Owner states they have not been given an answer as to what the estimate of repairs are going to be or how unit owners are expected to pay for upcoming repairs. Estimated/Projected cost of Structural Damages are \$11,000 plus the cost of doors/installation. Meeting was held months ago to discuss project and only 2 people had shown up. Unit owner feels as though they are in the dark and are not being informed of what is going on. Doors and deck are removed and they still haven't received a quote. Cost Adjustments will be made and each unit will be individually assessed. Unit owner states they were never informed of upcoming repairs when they purchased unit a few months ago – previous homeowner and real estate agent were informed in writing. Unit Owner requesting a copy of written notice.

3. Unit 109 – Doesn't feel anyone should be charged for construction

Unit owner states there has been no notification to owners and little upkeep/maintenance to buildings and decks – buildings have been neglected over the years. Association will be covering the costs of the decks while the owners are responsible for doors/installation and any structural damage associated with unit. Unit owner states owners cannot inspect structure and should not be held responsible for it. Unit owner asked where's the oversight to check on the door conditions and water damage? Unit Owner states that owners are responsible for the shell, Association is responsible for the frame. Unit 108 will have cedar siding. Unit Owner suggests payments should be based on years of ownership and hardships should be considered.

4. Unit 1515 – Brushes need to be trimmed – Association responsible for trimming bushes.

Unit Owner asked about hanging flags – Flags can be hung within a week of a holiday: part of the rule book. Nothing will be allowed to be nailed onto the new decks once installed.

5. Unit 1004 – Will the pool be resurfaced? – Hopefully by the end of the Spring

6. Unit 1016 – Non-Pet Friendly Fertilizer: SPCA states there is no such thing as pet friendly

fertilizer and it is not cost effective. Contract with landscapers states 1 treatment a year with pet friendly fertilizer and 2 treatments with regular fertilizer.

Unit Owner also states the "stacks with wires" are toppled over with wires sticking out – we've been calling and have not received a call back.

7. Unit 1004 – How many units are rentals? – 38% of Units are rentals. We have to put a cap/regulations on how many renters vs. owners.

8. Unit 1515 – Dumpsters – Recycling hut is not being completely picked up. Christmas and Black Friday will be weekly pick-ups as per agreement with mayor. New hire will take care of those huts as well.

9. Unit 316 – People from Building 2 are parking their cars in the visitor spots of building 3. Those spots are open to everyone, people of building 2 are allowed to park there. All must abide by the parking rules during snow storms.

10. Unit 604 – On Friday, 10/7, Unit owner received a fine for late dryer vent cleaning/certification and is asking for forgiveness. Dryer vent had been cleaned on August 18 and company stated they would email the certification to the front desk – company stated they do it all the time and unit owner assumed it was done. Company sent certification to Previous manager's email by mistake. Unit owner states he has never missed a dues payment or dryer vent certification submission and he has lived here for 20 years.

****Motion to Waive Dryer Vent Late Fee for Unit 604:**

Motion: Aaron Graf

Second: Robert Hart, Jr.

All in favor and motion was approved.

No further Questions - Meeting Adjourned at 9pm

Motion: Janet Traphagen

Second: Aaron Graf

All in favor and motion was approved

Signed: Janet K. Traphagen
President

Title: 11/3/20