

Spruce Hills Condo Association
Minutes of Open Session
Spruce Hills Clubhouse
October 19, 2021

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

Board Members Present:

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

Property Manager: Michelle McCartney

Association Members Present:

0111	Dorothy Nicolai
0316	Alex Valezquez
1710	Karen Smith

Motion to approve Minutes

Working & Open Meeting August 17, 2021

Working Meeting September 7, 2021

*All in Favor and Motion was approved for 1st and 2nd items

Treasurer's Report

	<u>September 2021</u>	<u>October 2021</u>
Checking –	\$ 6,065.28	\$ 1,916.44
Savings -	\$ 397,692.32	\$ 468,256.28
Capital Fund -	\$ 587,598.29	\$ 587,716.65
Special Assessment	\$ 19,004.45	\$ 22,545.96

Motion to Accept

Treasurer Report

*All in Favor and Motion was approved

Motion to Approve

Bill List - \$44,724.42 total

*All in Favor and Motion was approved

Votes Needed

CP Engineers Contract #21-038A for construction oversight for project that includes building 4 (replace 7 decks & siding to rear) and 9 additional priority decks at \$51,475

*All in Favor and Motion was approved

Votes to be Ratified

Snow Procedures

Septic Repairs

505/506 & 507/508 Chimney Repairs

105/106 & 113/114 Water pipe repairs and inside damages

*All in Favor and Motions were approved

Projects still in process

Anthony & Sylvan Pools – pool resurfacing & Tile Work

Completed projects

Discussion

Satellite Dishes on Buildings – Cannot attach dishes on decks or buildings

Snow Procedures - Sent out in Newsletter. Should help with parking situation.

Open the floor for discussion

1. Alex #316: Asked if his unit will be worked on soon? CP Engineer approved and contract signed.

Contractor has been identified and may start as early as 2 weeks for the 3 incomplete units. 9 priority units to start soon thereafter.

2. Temperature is getting colder and we are unable to complete the entryway painting . We will resume in the Spring

3. Online payments to begin January 1st. Program also allows to submit maintenance requests, view by-laws, alerts, etc. Please update emails and cell numbers with the property manager.

4. Water bill can be paid online now

5. Unit 111: Leak above shower.

Next Meeting

The next Board meeting will be Tuesday, November 16, 2021 @ 8pm

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

*All in Favor and Motion Approved

Janet K. Traphagen 1/4/22
President