

Open Meeting
Spruce Hills Condo Association
Spruce Hills Clubhouse
September 15, 2020

Meeting call to Order at 8 pm

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

Property Manager: Michelle McCartney

Association Members Present: 1. Dorothy Nicolai 0111
2. Charlette Haggerty 0705
3. Lydia Williams 0708
4. Fleur Baumgartner 1004
5. Nancy Franklin 1011
6. Pam Katzenback 1016
7. Terri Slagle 1515

Approval of Minutes:

Open Meeting minutes for August 18, 2020 – Tabled

Treasurers Report & Bills (Invoices):

	<u>August 2020</u>	<u>September 2020</u>
Checking Account	\$11,282.63	\$10,951.88
Savings Account	\$418,774.28	\$423,711.30
Capital Reserve	\$487,166.02	\$487,352.42
Special Assessment	\$85.00	\$85.00

Motion to Accept Treasurer's Report:

Motion: Janet Traphagen Second: Michelle Brito

All in Favor and Motion was approved

Motion to Approve the Bill's List:

Motion: Janet Traphagen Second: Robert Hart, Jr.

All in Favor and Motion was approved

Votes Needed:

1. Windows for the Clubhouse – Bruno Second: William Palaferro
2. Viking Pest Control Second: William Palaferro

Motion:

Motion to have Bi-Laws available in PDF for free OR a Hard Copy for \$10

Motion: Robert Hart, Jr. Second: Janet Traphagen

All in favor and motion was approved

Projects Still in Process:

1. Replacement of the siding on the Clubhouse
2. Z-Shaped Deck Repairs
3. Tree Removal (27 Total)
4. Flashing

Open Floor Discussion:

1. Q: Will the temporary supports be painted? Allegedly, Real Estate Agents are complaining its negatively affecting the appearance of the buildings. Painting the Temporary Supports are currently not approved
2. Q: With the pool being closed and with the little need for snow removal this year, shouldn't there be an influx of revenue? We have a contract with the pool guy and their services. We are currently looking into pool resurfacing options.
3. Cars must have parking stickers. Please contact front office if you are in need of a parking sticker.
4. Power washing the front stairways. Reportedly, there are some areas where the power washing has stripped some of the paint
5. Building 7 Dumpsters overflowing. Residents are not breaking down their boxes and taking up room. Building 10 Recycle house – Roof is caving in.
6. Some of the Wire Boxes around the property are tipped over, open and have exposed wiring. This is supposedly being caused by the landscapers.
7. Further discussion on upcoming project involving slider doors. Q: I just had my sliders replaced this year; will this void my door warranty? Call and double check with the company that replaced your door and issued your warranty.
8. With the upcoming projects, owners will ultimately be assessed for any damages caused by their property/doors
9. Condo fees unpaid: About \$45,000 total.
10. Property Liens are guaranteed for 6 months of Dues.
11. Reminder: Email pet pictures and submit Dryer Vent Cleaning Certificates by September 30th.

No further Questions - Meeting Adjourned at 9pm

Motion: Janet Traphagen

Second: William Palaferro

All in favor and motion was approved

Signed: Janet K. Traphagen
11/3/20

Title: President