

Spruce Hills Condo Association
Minutes of Open Session
Spruce Hills Clubhouse
September 21, 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:

1515	Terri Slagle
0111	Dorothy Nicolai
0614	Jeffrey Stieh
0606	Janice Passaro
1710	Karen Smith

Treasurer's Report

	<u>August 2021</u>	<u>September 2021</u>
Checking –	\$ 26,030.81	\$ 6,065.28
Savings -	\$ 354,097.88	\$ 397,692.32
Capital Fund -	\$ 587,594.11	\$ 587,598.29
Special Assessment	\$ 14,715.80	\$ 19,004.45

Motion to Accept

Treasurer Report

Janet Traphagen
All in Favor and Motion was approved

Motion to Approve

Bill List

Janet Traphagen
All in Favor and Motion was approved

Votes Needed

PayHOA

Employee Handbook

Bid Package for next group of decks – Pardini Construction

All in Favor and Motions were approved

Votes to be Ratified

Tree pruning & removal

All in Favor and Motions were approved

Projects still in process

Anthony & Sylvan Pools – pool resurfacing & Tile Work

Completed projects

RA Landscaping – Weeds & Weed Control

Purchase of FogMaster – mask the smell coming from the leach fields

Discussion

1. Robert Hart resigned from his Trustee position and William Palaferro will be completing his term until the next elections on May 2022
2. Reminder that chimney inspections are due by September 30th

Open the floor for discussion

-Janice #606: Expressed concern and frustration over the fact that her doors still haven't been replaced. Janice refused completion of work of her doors due to the Christmas holidays, though she was forewarned that we were not certain when we would be able to continue work since we were on schedule. Since then, the contractor was relinquished, materials were near impossible to secure and most other contractors had issues with staffing due to COVID. Janice states she hasn't had access for over a year and wants to know when work will proceed – we are securing a contractor now to complete her work and 2 other units as well. We will keep her updated

-Jeff #614: Jeff states he believes not having gutters contraindicates the work we are putting in as he believes this will cause additional water to damage the work we just completed. The roofs are slanted at an angle where gutters are not required. The siding will be replaced with vinyl – Hardy siding will continue with Hardy siding. Trees are continually being assessed and removed as they are deemed hazardous. In the meantime, Decks/Siding/Water Damage/Doors are our current priority. Replacing Slider doors with windows to the side/front of the buildings is a consideration, though would require a community vote.

-Janice#606: This past winter was harsh with the ice/icicles and poor plowing. We are looking into revising our Snow Policy allowing unit owners to remain in their assigned spots and other alternatives. We do ask that the community acts as a whole and work together to make this winter a little easier (salt walkways, help neighbors clean cars, keep spots shoveled, etc.)

-We are getting ready to go live with PayHOA, which includes online bill pay, mass notifications, email/text alerts, etc. Please relay any new emails/cell numbers to Michelle. Unit owners may still pay with check.

-Working on electronic voting for the next election. Unit owners can verify that their vote has been counted. Paper votes can still be submitted, though only one method can be chosen.

Next Meeting

The next Board meeting will be Tuesday, October 19, 2021 @ 8pm

Motion to close meeting @ 8:39 pm – Janet Traphagen – Michelle Brito 2nd.

All in Favor and Motion Approved

Janet K. Traphagen
President

10/19/21