

Spruce Hills Condo Association
02/20/2018 – Minutes – Open Session
Spruce Hills Clubhouse
100 Spruce Hills Drive
Glen Gardner, NJ 08826

Call to Order: The meeting was called to order at 07:55 PM

Board Members Present:

Janet Traphagen - President
Joe DeVergillo - Vice President
William Palaferro - Secretary
Tim Todd - Trustee
Michelle C. McCartney - Property Manager

Unit Owners Present

111 Dorothy Nicolai
301 Camille Noonam
309 Joseph Antley
613 Gerald Butler
709 Sean Kennedy
916 Alan Theesfeld
1812 Susan Longo
2002 Annette Anderson
2004 Bill Sauder

Approval of Minutes: Motion to Approve the minutes from the Open meeting of 01/16/2018 was made by Tim Todd and seconded by Joe DeVergillo . Motion passed unanimously.

Financial Report:

Saving Account	\$ 173,454.34
Checking Account	\$ 21,123.41
Capital Reserve	\$ 255,830.26

Motion to Accept the Financial Report was made by Joe DeVergillo and seconded by William Palaferro.
Motion passed unanimously.

Update of the water meter replacement project – 10 Units remaining.

Unit 309 owner protested fine of \$100 for parking in a yellow zone reserved during snowfall for plowing. Fine was not waived.

Unit 1812 owner reported Skylight water leak and damage after roof replacement was done. Bruno will check the leaking and cover if possible until repairs can be made.

Unit 709 owner reported water leak in laundry room. Owner will shut water off to determine whether leak is occurring in the upper or lower Unit.

Next Open meeting to be held on 03/20/2018.

Motion to adjourn at 08:52 PM was made by Janet Traphagen and seconded by Joe DeVergillo. Motion passed unanimously.

Signed:

Janet K. Traphagen

Title:

President

3/6/18