

Spruce Hills Condo Association
04/17/2018 – Minutes – Open Session
Spruce Hills Clubhouse
100 Spruce Hills Drive
Glen Gardner, NJ 08826

Call to Order: The meeting was called to order at 08:01 PM

Board Members Present: Janet Traphagen - President
Joe DeVergillo - Vice President
Roger Love - Treasurer
William Palaferro - Secretary
Tim Todd - Trustee
Michelle C. McCartney - Property Manager

Unit Owners Present

109 Jim Rispoli
111 Dorothy Nicolai
211 Bob Hart
301 Camille Noonan
916 Alan Theesfeld
2002 Annette Anderson
2004 Bill Saunder

Approval of Minutes: Motion to Approve the minutes from the Executive meeting of 03/20/2018 was made by Janet Traphagen and seconded by Joe DeVergillo. Motion passed unanimously.

Financial Report: Saving Account \$ 259,617.19
Checking Account \$ 3,821.16
Capital Reserve \$ 255,839.21

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

Motion to Approve monthly Bill List for Encumbrance, Petty Cash, and Checking was made by Joe DeVergillo and seconded by Tim Todd. Motion passed unanimously.

Update of the water meter replacement project – 8 vacant Units remaining.

Roof replacement for Building 12 is scheduled to begin on 04/18/2018.

Explanation of reason for the 2Two Parking/Towing signs notifying Authorized Vehicles Only Allowed procedures that will be followed in enforcing the rule.

Announced Meet the Candidate night on Tuesday 04/24/2018 from 7:00 PM until 8:30 PM.

Unit 2002 Owner commented on Building conditions and asked about Roofing and Siding plans. Explained that Roofing is being addressed by inspections and leaking conditions; Siding is being

inspected and fixed as necessary. A long term roof and siding plan is being composed. Financial position of SHCA was stated as possibly not being in a position to meet demands and an Assessment may be required to cover the scope of the work required.

Unit 109 Owner stated that standing water and flooding conditions in back of Building 1. Drainage pipes will be checked for clogging when RA Landscaping starts cleanup on 04/20/2018.

Next Open meeting to be held on 05/15/2018.

Motion to adjourn at 09:17 PM was made by Janet Traphagen and seconded by William Palaferro. Motion passed unanimously.

Signed: *Janet K. Traphagen* Title: *President*
5/2/18