

Spruce Hills Condo Association  
05/15/2018 – Minutes – Open Session  
Spruce Hills Clubhouse  
100 Spruce Hills Drive  
Glen Gardner, NJ 08826

Call to Order: The meeting was called to order at 07:15 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

Guests: Richard J. Mitterando - Primary Candidate for Borough Council  
Susan Welch - Primary Candidate for Borough Council

Unit Owners Present

211 Robert Hart, Jr  
301 Camille Noonan  
502 Susana Lopez  
503 John Reck  
909 Sally Huff  
916 Alan Theesfeld  
1006 Fred Torlish  
1215 Pat Santillo  
2002 Annette Anderson  
2004 Bill Sauder  
2005 Grace Beam

Approval of Minutes: Motion to Approve the minutes from the Executive meeting of 06/01/2018 was made by Janet Traphagen and seconded by Joe DeVergillo. Motion passed unanimously.

Financial Report:      Saving Account              \$ 206,854.49  
                                  Checking Account            \$   7,108.75  
                                  Capital Reserve             \$ 256,180.68  
Motion to Accept the Financial Report was made Joe DeVergillo and seconded by William Palaferro. Motion passed unanimously.

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

Meeting was turned over to the Nominating Committee Chairperson to conduct the Election. Explanation of the Rules and Procedures that will be followed during vote counting. The result for 2 two Year terms for Board of Director was as follows:

Janet Traphagen    69  
Robert Hart, Jr     68  
Arron Graf          44  
Jim Rispoli          43

Water Meter replacement project is still in progress.

Roof replacement for Buildings 15 and 18 is in progress.

Roof replacement for Buildings 6, 10, and 12 is completed.

A review of accomplishments made by 2017/2018 Board of Directors was given. These included  
partial roof replacements for 10 Buildings  
catch basin replacements  
parking area pavings  
reduction in costs for employee health insurance and payroll services  
snow removal expenses \$80,000 under budget  
development of new Web Site  
Maintenance Fee payment initiatives  
Debt collection successes

Richard J. Mitterando and Susan Welch introduced themselves and briefly explained their reasons for running in the Primary Election seeking nomination to Borough Council seats.

Next Open meeting to be held on 06/19/2018.

Motion to adjourn at 08:25 PM was made by Tim Todd and seconded by William Palaferro.  
Motion passed unanimously.

Signed: *Janet K. Lapham* Title: *President*  
*6/5/18*