

Spruce Hills Condo Association
Minutes of Open Session
Spruce Hills Clubhouse
July 17, 2018

Call to Order: The meeting was called to order at 8:05 pm

Board Members Present:	Janet Traphagen	President
	Joe DeVergillo	Vice President
	William Palaferro	Treasurer
	Robert Hart Jr.	Secretary

Unit Owners Present:	Valerie Schunk	1516
	Steven Tangorra	1516
	Alan Theesfeld	916
	James Rispoli	109

Approval of Minutes

Minutes of July 10, 218 Executive Meeting

Motion: Janet Traphagen Second: Joe DeVergillo

Treasurers Report & Bills (Invoices):

Checking Account	\$2,664
Savings Account	\$211,606
Capital Reserve	\$256,797

Motion to approve the Treasurer's Report and the Bill's:

Motion: Janet Traphagen Second: Joe DeVergillo

All in favor and motion passed

Projects still in Process:

Water Meter replacement status: 7 or 8 remain to be replaced, primarily due to water shut off

valves not functioning. The weather has impacted our ability to use the machinery required.

Discussion:

- Repairs were required in the "Waste Pit" of the sewage treatment plant.
- Requests for patio extensions remain on hold.

Open Floor:

Q: Unit 916 asked of the status and costs of roofing & siding work to be done. Bill Palaferro discussed the general scope of his preliminary analysis of the cost estimates and various payment options for the Association members. Jim Rispoli provided some of the efforts of the Building Committee and will meet with the Board to formalize the committee's report.

During the discussion Mr. Rispoli stated his objections to the Board's previously approved plan to replace the siding on the Club House ahead of other, more affected buildings.

It was pointed out that the Board planned to use vinyl siding on the Club House as a means to determine if it was a viable option as the Building Committee had recommended. The price quotes received for using vinyl siding vs Hardie Plank siding were almost the same cost.

Meeting was adjourned at 8:35 pm.

Signed: Janet K. Laphage Title: President
8/6/18