

Spruce Hills Condo Association  
Minutes of Open Session  
Spruce Hills Clubhouse  
September 18, 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
	Tim Todd	
	Robert Hart Jr.	Secretary

Unit Owners Present:	Valerie Schunk	1516
	Bruce Pierson	1603
	Dorothy Nicolai	111
	Camille Noonan	301
	Sally Hoff	909
	Annette Anderson	2002
	Christine Mayercik	1902
	Shannan Smith	1504
	Elinor Bettis	1709
	Barbara Plendeke	115
	Doug & Kelly Eiel	213

Approval of Minutes

Minutes were not available at this time.

Treasurers Report & Bills (Invoices):

Checking Account	\$2,037
Savings Account	\$275,903
Capital Reserve	\$257,920

Motion to approve the Treasurer's Report and Billing list:

Motion: DeVergillo                      Second: Hart

All in favor and motion passed

Motion to complete the replacement of the roof on Bldg. 8 and the partial replacement of the roof on Bldg. 19:

Motion: DeVergillo                      Second: Palaferro

All in favor and motion passed

Motion to approve the proposal by CP Professional Services for the design of a new control system for the Association's sewer treatment plant (SBR):

Motion: Traphagen                      Second: DeVergillo

All in favor and motion passed

Motion to approve the snow plowing contract with Xtreme Snow Pros.

Motion: Traphagen                      Second: DeVergillo

All in favor and motion passed

#### Completed Projects:

- Roof on Building 12
- Replacement of the Alarm System with wireless notification capabilities.

#### Projects Pending:

- Water Meter Replacement still being impacted by rain and contractor availability.

#### Discussion by Board President:

- Auditors report for 2017 was presented with the note that it was the first time in years that the Association did not run a deficit.
- Advised on the status of the roofing for Bldg's. 3, 5, 8 & 19.
- Some tree and stump removal is scheduled over the next week.
- Replacement of the sewage treatment plant control system is being planned.

#### Open Floor:

- Roofing and siding replacement was asked about. Janet Traphagen stated that an Open Meeting is planned to advise all Association members of the project and to seek feedback.

- Unit 115 inquired on the status of the mold remediation found in Unit's 116 garage. She was advised that the testing by a certified company is still planned with any remediation pending the outcome.
- Unit 213 mentioned they too had mold in their garage. Property Mgr. will have the maintenance staff look into the condition.
- Unit 1603 inquired about replacing the tree in the entryway.

The next Board meeting will be Tuesday, October 16, 2018

Meeting was adjourned at 8:45 pm.

Signed: Janet K. Laphagn Title: President  
10/16/18