



SPRUCE HILLS CONDO ASSOCIATION

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HOA Meeting Minutes July 23, 2025

In Attendance:

Property Administrator: Terri Slagle

Board Members:

President: John Brown

Vice President: Lucia Mastapeter

Treasurer: Jason Yard

Secretary: Gina Ambrosio

Trustee: Carrie Spilatro

Unit Owners in person and on Zoom

Welcome and Call Meeting to Order at 7:05pm

- Property Administrator review of bills see attached

Treasures Report

	June 2025	July 2025
Checking	\$161,316.74	\$154,200.96
Savings	\$429,708.37	\$449,030.41
Capital Fund	\$86,599.82	\$96,159.18
Special Assessment	\$110,865.17	\$130,188.94

****Note the balances will change after tomorrows deposit**

****Capital Fund is pending June contribution of \$9,558.**

- Treasurer and Vice President added the Bank Account.
- President John Brown Introduces new Board Members
- President discusses the loan for the construction project discusses that we are looking at Peapack Gladstone and Unity but cannot apply until audit and budget are complete. Goal to keep the Special Assessment at \$195. Per month but, extend the term (length). Once we have the loan the buildings will be completed in 1 year, Added note the costs of building materials is going up and finishing quicker will save a lot of money.
- Terri Slagle- Audit cannot be completed until owners respond and sign the forms that have been sent. We need at least 250 responses for the accountant to do audit. This is also needed to convert from the old payhoa system of accounting

to quickbooks. Agreed course of action is to door knock the units that have not responded with form in hand.

- Some discussion and questions from unit owners. Unit owner #509 suggested fines to all those who don't return form. Had suggested white lines repainted in parking lots
- Terri Slagle said line painting has commenced from lower to upper units.
- Unit 213 owner had question about voting for the loan.
- Terri Slagle explained that we will put it to a vote but, the attorney has advised that the board can make a decision regarding.
- Payments to KPI2 for 2025 work on buildings are at \$60,000. Per month
- Going forward building cost estimates will now include much needed fascia and soffit replacement
- Question from unit owner #814 why each building's cost amounts varied? Terri- because some buildings had more damage and needed more work.
- 2025 Work Status and Building Cost

Building 15	\$261,738.27
Building 21	\$246,679.04
Building 20	unknown

- Unit 509 comment why wouldn't you vote for loan? Prices will go up
- Secretary will get us off of unwarranted status for loans quicker
- Stop Dilapidation of buildings
- Terri and John construction prices are going up, tariffs etc.
- Special Assessment stays same. Without Loan Special Assessment will go up as costs of long-term construction will go up
- Be aware Terri's e mail is having issues
- John explained our CP engineer for the project is moving to another company and suggests keeping a relationship with him.
- Unit 2001 suggesting that Maintenance fee increases \$5-\$10 a year.
- New Decks will be protective stained once wood dries out
- Status of Septic System- entire system replaced rebuilt 3 Tanks 2 Pumps. B System requires maintenance But,
- Major Issue with people flushing item such as towels,diapers wipes and even worse. We have a screens to protect the system. It's very costly to clean the screens when items like this get flushed! John and Terri agreed to send another e mail to explain to homeowners what can and cannot be flushed.
- ABSOLUTLY NO FEEDING OF WILDLIFE, BIRDS, STRAYS ETC. \$50. Fine per offense.
- General Q&A with residents. Both in person and online.

