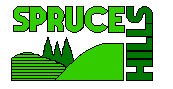
**SPRUCE HILLS CONDO ASSOCIATION**

**P. O Box 414**

**Glen Gardner, NJ. 08826**

**Tel: 908-537-7515**

**Email: pmanager@sprucehills.org**

**Agenda- HOA Meeting September 24, 2025**

**Welcome and Call Meeting to Order**

**Treasurer’s Report**

|  |  |  |
| --- | --- | --- |
|  | ***August 2025*** | ***September 2025*** |
| Checking – | $121,358.73 | $126,237.23 |
| Savings - | $392,788.26 | $380,276.15 |
| Capital Fund - | $96,150.25 | $115,277.26 |
| Special Assessment- | $69,055.20 | $104,401.62 |

**\*\* Note the balances will change after tomorrow’s deposit.**

**\*\* Capital Fund is pending the July and August contributions.**

**Items to review and approve:**

* Bills list
* August Meeting Minutes

**Board Discussion**

#### Status of Septic System

##### Adding another tank- Cedar Ridge/CP Engineering to work on design, need cost.

1. 2025 Budget
2. Audit Status / Loan- still pending completion of audit
3. HOA fees- will be increased, still determining amount of increase
4. Office Refresh
5. Reminder: Chimney Inspections due by 9/30 or it’s considered late, and a $50 fee will be charged.

**Open the floor for discussion**