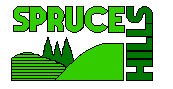
**SPRUCE HILLS CONDO ASSOCIATION**

**P. O Box 414**

**Glen Gardner, NJ. 08826**

**Tel: 908-537-7515**

**Email: pmanager@sprucehills.org**

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

**Welcome and Call Meeting to Order**

**Treasurer’s Report**

|  |  |  |
| --- | --- | --- |
|  | ***March 2025*** | ***April 2025*** |
| Checking – | $76,849.33 | $3483.01 |
| Savings - | $566,633.44 | $565, 547.35 |
| Capital Fund - | $182,551.56 | $143,698.06 |
| Special Assessment- | $ 124,469.95 | $151,070.89 |

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

**Review:**

* Bills list

**Board Discussion**

1. Status of Septic System project
2. Fannie Mae/Freddie Mac- Non Warrantable List
3. Loan discussion
4. Discussion of work to be done on remaining buildings
5. Capital Reserve Study- Becht Engineering
6. Increase in Insurance Costs
7. 4 people submitted nominations for candidacy, election packets will be coming out.
8. Working with Accountant on QuickBooks reconciliation
9. Reminders:

* Recycling: all cardboard recycling must be broken down and tied. $50 violation per incident moving forward.
* Dog waste: please make sure you are tying waste bags closed before disposing them in the waste container or the dumpster

**Open the floor for discussion.**

**Next Meeting**

May 19, 2025- Annual Meeting