**SPRUCE HILLS CONDO ASSOCIATION**

 **P. O Box 414**

 **Glen Gardner, NJ. 08826**

 **Tel: 908-537-7515**

 **Email: pmanager@sprucehills.org**

**Agenda- HOA Meeting June 25, 2025**

**Welcome and Call Meeting to Order**

**Treasurer’s Report**

|  |  |  |
| --- | --- | --- |
|  | ***May 2025*** | ***June 2025*** |
| Checking – | $63,114.13 | $161,316.74 |
| Savings -  | $533,778.91 | $429,708.37 |
| Capital Fund - | $153,257.64 | $86,599.82 |
| Special Assessment- | $147,178.03 | $110,865.17 |

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

 **Review:**

* Bills list

**Board Discussion**

1. Status of Buildings
2. Status of Audit and loan
3. Donna discussion of Audit
4. Donna – unit 2012
5. KPI2 Plans
6. Status of Septic System
7. Issues with towels, diapers being flushed
8. Capital Reserve Study (waiting for Becht to provide a date to come and review with the Board)
9. Loan amount
10. HOA fee payments
11. Other issues- children outside /bikes; lithium-ion batteries; feeding wildlife/stray animals

**Open the floor for discussion.**

**Adjourn monthly meeting**

**June 25, 2025- Annual Meeting**

* **Results of Board Election**