



SPRUCE HILLS CONDO ASSOCIATION

100 Spruce Hills Drive

Glen Gardner, NJ. 08826

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HOA Open Meeting Minutes August 27th, 2025

In Attendance:

Property Administrator: Terri Slagle 1515

Board Members:

President: John Brown 1701

Vice President: Lucia Mastapeter 1109

Treasurer: Jason Yard 1304

Secretary: Gina Ambrosio 2014

Trustee: Carrie Spilatro 1608

Unit Owners

In Person	Unit	Zoom
Barbara Plundeke	115	Laura 1416
Janet K. Traphagen	814	Joe F 1405
Dorothy Nicolai	111	Sarah 1806 (Sarah Carbone)
Trish De Dolce	413	JVL - 2112
Tanaya Abdallah	1802	Zoom user- expelled for not identifying themselves)
		Lynn 1912
		Matt D 503
		Lisa R 1907
		Jess Patane 1801
		Jeff Stieh 614
		Lynette Pascall 302
		mikeladolcetta 1211 (mikeladolcetta)
		rebecca 503
		JVL - 2112
		May 1413
		Lindsay 1409
		Samantha R. 1516
		Nugent 1213
		Chay Sawyer 2001

Welcome and Call Meeting to Order at 7:06pm

- Bills list approved
- July minutes approved

9/24/25

- John Brown- Matt Tomczyk is no longer with CP engineers, moved to DCEI. Moving forward we want to keep Matt as our engineer; need to terminate our relationship with CP for building construction work. CP will remain for septic issues only.

Status of Septic System

- Adding another tank-Cedar Ridge and CP engineering to work on design, need cost.
- Still issues of people flushing unacceptable things down the toilet despite our efforts to inform all including comprehensive list delivered to all residents.
An everyday problem.

Treasure's report/ Audit Status Budget and Loan

- Reviewed
- Good news we have enough residents that responded and audit is in progress, it will take 4-6 weeks.
- We are in infant stages of the Budget. Without that we can't give finite numbers of a loan.
- Once we have the loan we can get a fixed price for construction cost to complete the project.
- Once construction is complete it will be easier to sell.

*Status of Buildings-KPI2- to come back and replace Fasia and Soffits on the 10 completed buildings.

- Drain Repairs-Hicks Paving 6,500 each time a drain needs to be repaired.
- Pool Contract renewal of American Pools- price will remain the same if we sign for 2 years...
- Landscaping and snow removal renew same companies
- Parking lot lines painting continue, speed bump line painting commencing.

Q&A

Mostly further discussion of above.

Questions as to how the new septic system was perhaps inadequate.

*Ongoing issues with our previous construction co, Pardini. Property admin. and president working hard to resolve.

A clear stain will be put on the most recently completed decks. Buildings 6,13,1,15,21 and 20

*The issue of chunks missing from speed bumps creating a hazard was brought up. Most likely from snow plows. The Borough plows our main road gratis. This wasn't always the case...as it is a private road. This is an agreement made with the mayor when he first came into office. The property administrator suggested that the unit owner and all residents call the borough.