**SPRUCE HILLS CONDO ASSOCIATION**

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**Minutes of Open Meeting November 25, 2024**

**Welcome and Informational Meeting Called to Order by John Brown at 7pm**

**Treasurer’s Report**

 *November 2023*

Checking – $194,085.18

Savings - $581,516.95

Capital Fund - $144,613.46

Special Assessment $42,130.43

**Motion to accept:**

* Treasurer report- The board is meticulously tracking expenditures to ensure financial stability.
* Bills list- Requires approval by two board members. With only John and Jim present, the list was accepted as is.

**Board Discussion**

1. **Status of Septic System:** Current Issue: Sixth tank has collapsed; Cedar Ridge installed a temporary line from the fourth tank, ensuring the system operates effectively. Permanent Solution: Cedar Ridge was the lowest bidder, proposed solution costing $218,000.00; construction of three new underground tanks next to the existing line and installation of new pumps; they expect construction of tanks to be completed in late December or January.
2. **Status of Building Work:** Buildings 1, 3, 4, and 5 have been completed, resources have been stretched thin. Due to the amount of water damage and badly rotted plywood at the end of building 15, that is the next building to be done. Construction to commence in mid- December.
3. **KPI2 payments:** KPI2 has agreed to accept monthly payments in the amount of $60,000.00, sourced from the Special Assessment payments received. It is expected that all buildings will be completed within the next three years (weather and resource dependencies) with payments spread over the next five years, as originally communicated. KPI2 will continue to work during the winter if the weather permits, ensuring continuous progress.
4. **Landscaping and Snow Contract:** Wexford Green is the contractor that was chosen for this year, they are known for their work at Beaver Brook, Twin Oaks, Union Gap, and other communities in the area. The landscaping bid was competitive, and the snow removal cost, as always, is dependent on snowfall amounts.
5. **Frequency of Future Community Meetings:** Proposal was made to transition to quarterly meetings due to low attendance/participation from the community. Monthly reports will be distributed in lieu of a monthly meeting; additional meetings will be can/will be scheduled if urgent matters arise.
6. **Board Membership and Elections:** While we technically have 3 board members now, John and Jim are the only active members, as Betsy has been ill. We are seeking new members to serve until the election in May 2025.

**Open the floor for discussion.**

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| * **Addressing Pet Waste and Recycling**
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| There are various issues related to pet waste and recycling in the community. Examples include dog owners not picking up after their pets, people improperly disposing of recyclables, and the presence of feral cats. Suggestions have been made such as increasing fines, testing dog waste to identify owners, and contacting authorities about people walking dogs from outside the community and leaving waste behind. Overall, the discussion focuses on finding solutions to address these ongoing issues.* **Dryer Vent Certifications, Water Restriction Signs, Budget Updates, and Merrill Lynch account**

12 units still have not turned in their dry vent certification, the next fine assessed will be increased to $200 monthly. The water restriction signs at the upper and lower entrances were placed by the borough, not Spruce Hills, and pertain to basic water saving prevention such as not washing cars or watering lawns. Due to the sudden death of our treasurer, Jerry Ford, the 2025 budget has not been created or approved; the 2024 budget is posted on the website. The capital fund account is managed by Merrill Lynch and receives monthly deposits in the amount of $9558.00. * **Balcony Issues and Water Damage**

It has been brought to the attention of the Board that new balconettes have screws that have rusted. KPI2 is addressing this issue by providing caps. There are units that have issues with screens (damaged at install) and KPI2 is aware and will rectify. Unit owner in 104 has concerns about water damage/leaks that have caused ceiling and wall damage. Wickey and Dylan inspected and sealed an area on the roof, but unit owner is still seeing signs of potential moisture issues. The plan is to monitor the situation as the heat dries things out over the winter.* **Building Issues and Updates**

Issues such as inconsistent siding installation leading to exposed concrete and mismatched paint by garage areas. Unit owner in 503 still has a ceiling issue that has not been addressed by Pardini, despite being ongoing for two years. There was also a concern about water damage in the back of the building, which was attributed to Pardini's work. * **Proper Waste Disposal and Recycling**

Terri discussed the importance of proper waste disposal and recycling practices. She emphasized the need to utilize the entire trash can, remove non-recyclable items like Styrofoam, and not leave trash bags on the ground. Terri also expressed increased community frustration over people not following these guidelines and suggested that others should speak out when they witness such behavior. Terri concluded by urging people to be more considerate of their neighbors and to respect the rules of their living spaces.* **Publishing Bills List for Community**

A request was made to publish bills list, with some participants expressing interest in receiving detailed information about community spending. Terri agreed to investigate the possibility of publishing the bills list, acknowledging that it had never been done before but would check with our attorney to see why it could not be. Residents were reminded that if they wanted to see the detailed bills list, they could make an appoint to come to the office to review the same. The conversation ended with Terri thanking everyone for their participation.  |

**Next Meeting**

There will be no meeting in December.

**Meeting adjourned at 8:05pm**