**SPRUCE HILLS CONDO ASSOCIATION**

 **P. O Box 414**

 **Glen Gardner, NJ. 08826**

 **Tel: 908-537-7515**

 **Email: pmanager@sprucehills.org**

**Agenda- HOA Meeting March 19, 2025**

****

**Welcome and Call Meeting to Order**

**Treasurer’s Report**

|  |  |  |  |
| --- | --- | --- | --- |
|  | ***February 2025*** |  | ***March 2025*** |
| Checking – | $159,454.49 |  | $76,849.33 |
| Savings -  | $517,250.15 |  | $566,633.44 |
| Capital Fund - | $172,992.06 |  | $182,551.56 |
| Special Assessment- | $123,514.55 |  | $ 124,469.95 |

**Review:**

* Bills list

**Board Discussion**

1. Status of Septic System rework
2. Discussion of work to be done on remaining buildings
3. Capital Reserve Study
4. Increase in Insurance Costs
5. New Board Members needed- election is in May
6. Investigating options for replacing PayHOA with QuickBooks.
7. 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**

April 28, 2025