



SPRUCE HILLS CONDO ASSOCIATION
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HOA Open Meeting Minutes October 29, 2025

In Attendance:

Property Administrator: Terri Slagle 1515

Board Members:

President: Lucia Mastapeter 1109

Vice President: John Brown 1701

Treasurer: Jason Yard 1304

Secretary: Gina Ambrosio 2014

Trustee: Carrie Spilatro 1608

Association Attorney: Donna Shahrabani

Unit Owners

In Person	Unit	Zoom
Barbara Plundeke	115	Sean 709
Janet K. Traphagen	814	Michael Ladolcetta
Tannya Abdallah	1802	rebecca 503
May Mastapeter	1413	Lynn 1912
		JVL - 2112
		William Palaferro 815
		Joe F 1405
		Marilyn 212
		Laura 1416
		Galaxy S20+ 5G- Chay 2001
		Lynn 1912
		rebecca 503
		Marilyn 212
		vassili's iPhone 105
		alkakumar 1212
		Jess Patane 1801
		Jennifer's iPhone 1104
		Lynn 2110
		babci 1713
		Matt D 503
		Karen 110

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Welcome and Call Meeting to Order at 7:06pm

John Brown announces that he will be stepping down as President. Lucy Mastapeter will be President

- Bills list approved
- September minutes approved
- Treasurer's report reviewed

Status of Septic System

- John reviewed the status of the rebuild/fix for septic system nearly complete. They are blowing out lines and cleaning beds in the leach fields. There has been a noticeable improvement in the catch basket since we hand delivered the letters to all residents.

2025 Budget Presented and approved by board members.

Audit Status ongoing. Loan to complete construction in the remaining buildings.

Loan Status is pending completion of audit.

Office refresh complete- presents a professional appearance.

HOA fees- will be increased January 2026 to \$315 monthly

Resolution to Cap Rentals

Association Attorney: Donna Shahrabani

- Benefits of rental cap- will make it easier to get a mortgage and financing for the construction.
- Cap will be 100 with small amount for hardship.
- The goal is to preserve our investment.

Motion to approve Resolution to Cap Rentals- seconded and unanimously approved.

- There will be a community wide vote
- Lucy suggests an informational zoom meeting with attorney about rental cap

Open Discussion

Unit 1802 how many are we at now? Answer we're close approximately 97.

Unit 1211&1213 Concerned if someone is in process of purchasing with intention to rent out wouldn't be fair. Answer It will take a couple months for a vote.

When is informational meeting- it will be announced

Unit 1405 concerned about pets during construction-answer you will receive notice. Loan won't be until next year then construction won't start until next year.

Terry announced that there will be no meeting in December

DRAFT