Open Meeting Spruce Hills Condo Association Spruce Hills Clubhouse August 18, 2020

Meeting call to Order at 8 pm

Board Members Present:

Janet Traphagen

President

Aaron Graf

Vice-President

William Palaferro

Treasurer

Michelle Brito Robert Hart, Jr. Secretary Trustee

Property Manager:

Michelle McCartney

Association Members Present: 1. Marilyn Bresler

514

2. Lisa Casner

1015

3. Pam Katzenback

1016 1004

4. Fluer Baumgartner 5. Christina & Michael Costa

0107

6. Camille Noonan

0301

Approval of Minutes:

Working Meeting for July 14, 2020

Working and Open Meeting for July 21, 2020

Motion: Janet Traphagen

Second: William Palaferro

Treasurers Report & Bills (Invoices):

	July 2020	<u>August 2020</u>
Checking Account	\$12,731.56	\$11,282.63
Savings Account	\$424,679.83	\$418,774.28
Capital Reserve	\$486,839.02	\$487,166.02
Special Assessment	\$7.36	\$85.00

Motion to Accept Treasurer's Report: Motion to Accept Treasurer's Report:

Motion: Janet Traphagen

Second: Aaron Graf

All in Favor and Motion was approved

Votes Needed:

Hiring Part-Time Employee Flashing on all remaining decks Temps Support on all Decks

Second: Aaron Graf Second: Aaron Graf

Second: Aaron Graf

Repairs to the Truck Second: William Palaferro

Motion:

Motion to hire an Engineer to assess/fix truss to Unit 315

Second: William Palaferro

Hire Engineer to repair truss under the ½ bath of 315 and assess all costs to the owner of 315.

All in favor and motion was approved

Projects still in Process:

Replacement of the Siding on the Clubhouse Z-Shaped Deck Repairs (7)
Tree Removal
Flashing & Deck Support

Open Floor:

- 1) Unit 514: Has a Z-Deck where the Contractor had torn out some of the siding (back in March/April) to assess the deck area and hasn't replaced the siding. He placed plastic over the area and the wind often blows it away. Marilyn would like to know when the siding will be replaced. Board informed Marilyn that the repairs will be made at the start of September 7th. Marilyn expressed concern about potential water damage to the second floor though there have been no reported issues from the first floor and any issues, that may arise, will be taken care of.
- 2) Unit 1004: Received a letter, dated July 16th, stating owners may be assessed and be held responsible for slider door replacement. Owner states she had issues with the roof leaking down the wall and onto his slider, which has been repaired and replaced. Once the work to the siding starts and the Contractor finds damages, the Homeowner will be responsible for repairs. The association was able to obtain slider doors at wholesale price and will be passing the deal along to the owners. If the current door is assessed as being in good working order, it will be placed back after work has been completed. Owners have the option of purchasing wholesale slider and have it replaced during our scheduled construction. If assessed, the unit owner has 1 year to pay with payment options available. Hardships will be heard on a case by case basis.

- 3) Concern presented regarding Unit 1015: Water pools down every time it rains. It is not causing any structural damages and not considered a priority at this time.
- 4) Reminder that a permit cannot be obtained without a written approval from the Association.
- 5) Letter, dated July 16th, states Temporary wall is "4 feet off of Exterior Wall". Unit 107 expressed concern that they will lose living space area and is requesting ample notification so they can remove furniture and relocate if needed. Ample time will be given and the unit will be returned to original state once construction is completed.
- 6) State Inspects the property every 5 years. Spruce Hills is nearly due
- 7) Temporary Decks are expected to start within the next couple of weeks starting with Buildings 1 & 2
- 8) There are currently 20 slider doors stored in the Container and are slated for the Z-Deck repairs. Association is able to obtain more at wholesale. They are Anderson series 100. There are about 44-45 Alcove Sliders
- 9) Discussion of giving unit owners the option of installing windows instead of sliders still needs to be voted on.

Next Meeting scheduled for September 15, 2020 @ 8 pm

Meeting closes at 9pm – Aaron Graf 2nd

Signature: Hand K. Shuphagen President

Date: