



## SPRUCE HILLS CONDO ASSOCIATION

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### Minutes

#### Open Meeting June 26, 2024

**Welcome and Call Meeting to order** – Meeting called to order 7:05pm.

#### **Board Members Present**

John Brown	President
Elizabeth Swain	Vice President
Jerry Ford	Treasurer
Jim Rispoli	Trustee
Terri Slagle	Property Manager

#### **Community Members Present**

See attendance list below

#### **Motion to approve Minutes.**

- 6/26/2024 Open Meeting: John Brown, Elizabeth Swain 2<sup>nd</sup> \*\*All in favor, motion approved

#### **Treasurer's Report**

	<i>May 2024</i>	<i>June 2024</i>
Checking -	\$19,154.97	\$17,534.63
Savings -	\$491,741.71	\$420,677.82
Capital Fund -	\$296,1587.39	\$315,277.22
Special Assessment -	\$219,675.45	\$265,055.30

***\*\*Note: Capital Fund account pending deposit for June (\$9558.00)***

***\*\* Deposit amounts current as of 6/25/2024, will change after the next deposits.***

#### **Motion to accept:**

Treasurer report: John Brown, Elizabeth Swain 2<sup>nd</sup>

Bills list: John Brown, Elizabeth Swain 2<sup>nd</sup>

\*\*All in favor, Motion Approved

#### **Board Discussion**

1. Election - cancelled due to lack of participation, board will remain as is. If interested in serving, please contact me and I will arrange a meeting with the Board.
2. KPI2 and construction update – Buildings 1 is complete; buildings 5 is complete except for railings for some balconettes. KPI is waiting for a supply delivery for screws/bolts to complete

- the railings; Building 4- need to finish balconettes and railings; Building 3 is in progress; All buildings will have punch list items to complete.
3. Status of Septic System & engineering update – tank design has been completed by CP; DEP and State permits have been submitted; RFPs have gone out to 5 different companies.
  4. Money/Cost with options \$195 assessment is guaranteed through 2025; need to look at options if KPI price increases (due to materials). Assessment amount may be raised (not popular or what we want to do) or borrow money but the negative here is interest. Lots to consider.
  5. Office Closed 7/4 and 7/5.
  6. New Office hours for visitors 9am - 1pm daily; Terri's hours are not changing, closing doors at 1pm allows her to work uninterrupted and get things done; most important is billing for construction work.
  7. CO Monitors – a few instances of alarms going off, please check your detector and ensure it's in working order.
  8. Dryer vent cleaning – due by 9/30, late charge assessed if not turned in on time. Don't wait until the last minute.
  9. Pool Open daily- 11am – 7pm; Badges must show current year to gain entry. See Terri in the office if your badge needs updated.
  10. Pets- Retractable leashes continue to be used; dogs are being allowed to be more than 8' from owner. The pet resolution states, **"Pet running loose or without proper length leash - \$50.00 fine (leash must be no longer than 8 feet and within 8 feet of owner)."** Fines will be assessed for not adhering to this rule effective immediately. **Please don't call the office to report unless you have photo evidence.** **Please see the following regarding cats, this was taken from the rules & regulations manual, anyone not adhering to this will be fined accordingly. "No cat or dog shall be permitted outside of the Unit, including on decks, patios and balconies, unless accompanied by the Owner or their designee on a leash. § 53-7, § 175-9"**

#### Open the floor for discussion.

- Unit owner 212- missing 5' door screen
- Unit owner 1806 requested assessment breakdown
- Unit owner 316 questioned owner cost for doors & installation- advised cost of door + \$650/door for removal and reinstallation, windows are \$475 with no removal/installation charge; also questioned if all doors/windows will be replaced. Advised if a door can be reused, they will attempt to do so, should save on cost.
- Unit owner 115- ceiling inside her unit has water damage, claims she was told that it would be painted for her, wants to know when.
- Unit owner 814- weeds in entryway
- It was mentioned that landscapers are neglecting weeding, weed whacking, and blowing out the entryways- Terri to speak to Carrega about doing better

#### Next Meeting

The next meeting will be July 29, 2024

**Motion to close meeting**

John Brown, Elizabeth Swain 2<sup>nd</sup>.

All in favor, meeting closed 815pm

**Attendance**

Lindsay's iPhone  
William 815 (William)  
Sean 709 (Sean Kennedy 709)  
Theresa S 2102  
Nugent 1213  
Marilyn 212 (Marilyn)  
Matt D 503 (Matt Duffy)  
Lindsay 710 (Lindsay's iPhone )  
jeff stieh 614 (iPhone)  
Erika 315 (Erika K)  
David Zaycer 1805  
Jen 1104 (Jen. 1104)  
Clint Lagasse 1113  
Joseph Devergillo 406  
Terri Slagle PM  
Lynette 302  
vassili's iPhone 105  
Rosennies Feliz 1804  
Lynn Ropke 2110  
Tannya/Moussa Abdallah 1802  
Michelle Brito 1511  
Janet Traphagen 814  
Barbara Plundeke 115  
Alex Velazquez 316

*John A Brown  
7/24/24*