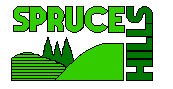
**SPRUCE HILLS CONDO ASSOCIATION**

**P. O Box 414**

**Glen Gardner, NJ. 08826**

**Tel: 908-537-7515**

**Email: pmanager@sprucehills.org**

**Agenda- HOA Meeting July 23, 2025**

**Welcome and Call Meeting to Order**

**Treasurer’s Report**

|  |  |  |
| --- | --- | --- |
|  | ***June 2025*** | ***July 2025*** |
| Checking – | $161,316.74 | $154,200.96 |
| Savings - | $429,708.37 | $449,030.41 |
| Capital Fund - | $86,599.82 | $96,159.18 |
| Special Assessment- | $110,865.17 | $130,188.94 |

**\*\* Note the balances will change after tomorrow’s deposit.**

**\*\* Capital Fund is pending the June contribution.**

**Review:**

* Bills list

**Board Discussion**

1. Introduction of New Board members
2. Status of Buildings
3. Status of Audit forms
4. KPI2 Plans
5. Staining of Decks
6. Status of Septic System
7. Septic System/Issues: DO NOT FLUSH towels, diapers, wipes, or anything of the like.
8. Other issues- No feeding wildlife/stray animals; you will be fined $50 per offense

**Open the floor for discussion.**