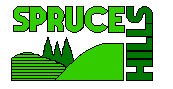
**SPRUCE HILLS CONDO ASSOCIATION**

**P. O Box 414**

**Glen Gardner, NJ. 08826**

**Tel: 908-537-7515**

**Email: pmanager@sprucehills.org**

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

**Welcome and Call Meeting to Order**

**\*\*\*FYI, I have no meeting minutes for the April meeting as the meeting failed to record in Zoom and there is no transcription available\*\*\***

**Treasurer’s Report**

|  |  |  |
| --- | --- | --- |
|  | ***April 2025*** | ***May 2025*** |
| Checking – | $3483.01 | $63,114.13 |
| Savings - | $565, 547.35 | $533,778.91 |
| Capital Fund - | $143,698.06 | $153,257.64 |
| Special Assessment- | $151,070.89 | $147,178.03 |

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

**Review:**

* Bills list

**Board Discussion**

1. Status of Septic System project
2. Status of work on existing bldgs.
3. Discussion of work to be done on remaining buildings
4. Loan discussion
5. Special Assessment fee payments
6. HOA fee payments
7. Increase in Insurance Costs

**Open the floor for discussion.**

**Adjourn monthly meeting**

**May 19, 2025- Annual Meeting**

* **Results of Board Election**