



SPRUCE HILLS CONDO ASSOCIATION
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HOA Open Meeting Minutes September 24, 2025

In Attendance:

Property Administrator: Terri Slagle 1515

Board Members:

Vice President: Lucia Mastapeter 1109

Treasurer: Jason Yard 1304

Secretary: Gina Ambrosio 2014

Trustee: Carrie Spilatro 1608

Unit Owners

In Person	Unit	Zoom
Janet K. Traphagen	814	Matt D 503
Trish De Dolce	413	William Palaferro 815
Tanaya Abdallah	1802	Karen 110
M. Abdaliah	1802	Joe F 1405
Jim Trudel	507	Jeff Stieh 614
James Rispoli	109	May 1413
Alex Velzaquez	316	Joe M. (Samantha R.) 1516
Clare Cucco	1303	Rosennies 1804
		Lisa Rodriguez 1907 (Lisa Rodriguez)
		Lydia- 708
		Galaxy S20+ 5G
		rebecca 503
		Lynette Pascall - Unit 302 (Lynette Pascall)

Welcome and Call Meeting to Order at 7:03pm

by Vice President Lucy Mastapeter as President was unable to attend.

- Treasure's Report reviewed
- Bills list approved
- August 27th HOA meeting minutes approved

Status of Septic System

- Board members met with Charlie from Cedar Ridge September 16th.
- Discussed re-design of 1st tanks piping as opposed to adding another tank.

- Still issues of people flushing unacceptable things down the toilet despite our efforts to inform all, including comprehensive list hand delivered to all residents.
- Charlie discussed that they have never seen this in a residential system. Only in Jails and Institutions.
- Another meeting with Charlie and coordinate with engineer for design planned.

Audit Status Budget and Loan

- Loan still pending completion of audit
- 2025 Budget should be completed by next meeting
- 2026 Budget should be completed by year end

HOA fees will increase, still determining the amount of increase.

The possibility of limiting rentals will be discussed.

Office is getting a much-needed refresh

Reminder Chimney inspections due 9/30 a \$50 late fee will be applied if late.

*Status of Buildings-KPI2- to come back and replace Fascia and Soffits on the 10 completed buildings. Owners will be notified to remove items on their decks.

Deck staining progresses-unit owners will be notified.

Pardini is still not responding or resolving issues and has been referred to attorney.

Q&A in person attendees 1st then Zoom.

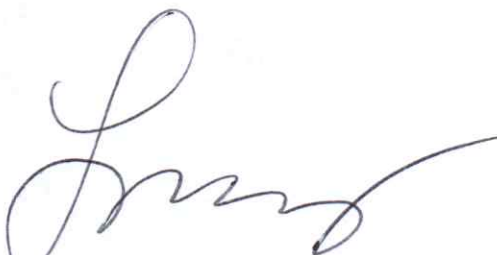
Unit 109- discussed drainage issues and possible remedies.

Unit 814- Questioned amount of employees. Terri replied 3 full time and 2 part time

Unit 507- complimenting line painting.

Some recycling overflowing mentioned

Maintenance and Beautification appreciated by many attendees


President 10/29/25