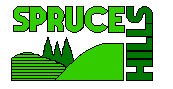
**SPRUCE HILLS CONDO ASSOCIATION**

**P. O Box 414**

**Glen Gardner, NJ. 08826**

**Tel: 908-537-7515**

**Email: pmanager@sprucehills.org**

**Agenda- HOA Meeting August 27, 2025**

**Welcome and Call Meeting to Order**

**Treasurer’s Report**

|  |  |  |
| --- | --- | --- |
|  | ***July 2025*** | ***August 2025*** |
| Checking – | $154,200.96 | $121,358.73 |
| Savings - | $449,030.41 | $392,788.26 |
| Capital Fund - | $96,159.18 | $96,150.25 |
| Special Assessment- | $130,188.94 | $69,055.20 |

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

**\*\* Capital Fund is pending the July and August contributions.**

**Items to review and approve:**

* Bills list
* July Meeting Minutes

**Board Discussion**

#### Status of Buildings

### KPI2 to come back for Fascia and Soffits on the 10 completed buildings.

#### Status of Septic System

##### Adding another tank- Cedar Ridge/CP Engineering to work on design, need cost.

1. 2025 Budget
2. Audit Status / Loan
3. Drain Repairs- Hicks Paving: $6500 each time a drain needs to be repaired.
4. Snow Removal/Landscaping
5. Pool Contract renewal
6. Matt Tomczyk- no longer with CP Engineers, moved to dCEI- moving forward we want to keep Matt as engineer; need to terminate relationship with CP Engineers for building construction work only. CP will remain involved for Septic Issues.
7. Parking lot line painting; speed bump painting

**Open the floor for discussion**