

**SPRUCE HILL FARMS
Property Owners Association
ANNUAL MEETING**

June 6, 2015 – 11 AM
(Meeting Minutes)

SHF Board Members:

In attendance-

| | |
|--|------------------------------------|
| President | Susan Gebase (Lot 304, 305) |
| VP (Insurance Affairs)..... | Richard Bubb (Lot 810) |
| Roads Chairman..... | Grover Cleveland (Lot 104) |
| Civic Liaison..... | Gloria Brady (Lot 408) |
| Member "At Large"..... | Eileen O'Toole (Lot 613, 614, 713) |
| Corresponding Secretary/ Newsletter..... | Leslie Bates (Lot 602) |
| Member "At Large"..... | Bert D'Ambrosio(Lot 608) |
| Treasurer / Bookkeeper *..... | Wendy Robinson (Lot 803) |

Not in attendance-

| | |
|--------------------------|----------------------------|
| VP (Legal Affairs)..... | John DeLisa (Lot 409, 410) |
| Recreation Chairman..... | Mike Aleksich (Lot 106) |

*denotes non-director appointees

27 members were in attendance representing 27 lots. There were 15 proxy statements. A quorum was reached. Meeting began about 11 AM in the pool pavilion.

Meeting called to order

President Susan Gebase called the meeting to order.

Pledge of Allegiance

Susan Gebase introduced the board members by name and titles.

Old Business

Old Business was presented by Susan Gebase.

There is no old business.

Reading of last year's minutes

Minutes of last year's annual meeting were read to those in attendance by Susan Gebase.

Highlights of 2014 meeting:

Mike Aleksich, Grover Cleveland, and Gloria Brady were re-elected.

Financials- we were within budget.

Roads – in process of getting quotes for chip and tar.

Insurance – no updates

Pool- Facebook page and paying lifeguards with bonus to show up.

Motion to accept minutes- Gina Silance Lots 307, 308; Rich Bubb Lot 810

Pat Williams (Lot 413) and Rich Daly (Lot 805) made a motion to not accept the 2014 meeting minutes. No minutes were handed out and only the newsletter was available.

Rich Daly (Lot 805) made a motion to have the minutes posted online within 30 days.

-General membership of SHF in attendance introduced themselves by name and lot #(s).

Treasurer's Report

Report presented by Financial Secretary/Treasurer Wendy Robinson
(Handouts of financial report were handed out to those in attendance. See handout for details.)

The floor was opened to questions.

Motion to accept the Treasurer's Report- Christina Price Lot 201; Rich Bubb Lot 810

Road Report

The Roads Report was presented by Chairman Grover Cleveland.

Highlights:

Chip and tar on Pine Tree, Spruce, and Birch.

This year we plan to chip and tar the entire length of Big Oak and the turns plus 50 feet at Hemlock and Cedar. We will fog coat the roads that already have chip and tar on them. Signs will be posted when this work is occurring, sometime towards the end of June.

Plan is to chip and tar Maple and Hemlock next year and the following year to do Cedar and the very end of Birch. Cedar is last because some of the drainage pipes need to be replaced before the work can be done.

The floor was opened to questions.

Motion to accept the Road Report - Richard Linnenbaugh Lot 103; Rich Bubb Lot 810

Pool Report

The Pool Report was presented by Rich Bubb in Mike Aleksich's absence.

Highlights:

Pool will be officially open for member use June 13th for the weekend only and daily starting June 20th.

The hours will be 12-7 PM.

Lifeguards have been hired and we will be paying them the same way we did last year.

The floor was opened to questions.

Motion to accept Pool Report – Pat Williams Lot 413; Wendy Robinson Lot 803

Board Elections

Board elections were presented by Susan Gebase.

It was stated that delinquents can't vote.

3 Year Term Elections:

John DeLisa, Eileen O'Toole, and Leslie Bates

Floor open for nominations/volunteers.
Gina Silance was nominated to run. She accepted the nomination.
All members up for re-election stated they will run.

Susan Gebase made a motion to close nominations.
Motion to close the nominations - Chelsea Aleksich Lot 106; Grover Cleveland Lot 104

A vote occurred.

Results:

John DeLisa (21 Votes), Eileen O'Toole (20 votes), Leslie Bates (32 votes), Gina Silance (30 Votes)
John DeLisa, Gina Silance, and Leslie Bates were elected to a 3 year term.

Motion to accept the vote - Chelsea Aleksich Lot 106; Grover Cleveland Lot 104

General Issues/New Business

New business was presented by Susan Gebase. Gypsy Moths: A contractor came into our community and did a survey for gypsy moths. We received a quote of about \$11,000 (~\$48/acre) to spray the community. The contractor stated we had some heavy infested areas on Big Oak but not much anywhere else, so it was decided not to spray. Monroe County was contacted in regards to the gypsy moths and it was stated that Barrett Township voted against participating in spraying. They also stated spraying is \$27/acre. The Monroe County contact who is responsible for coordinating the spraying is Christine Fritz. Ms. Fritz stated there was a meeting coming up with PA DCNR to discuss the gypsy moth situation and what to do next year. It was stated we are at peak for the gypsy moths and we should start to see a decline. Tallman Arial Spraying conducts the spraying in our area but they will not deal directly with the public, they will deal directly with the County or a contractor.

Pat Williams Lot 413 was offended that sign at entrance of community for annual meeting stated "all **must** attend". It was discussed how to correct. A new sign would cost more money and that is not a feasible solution. A motion was made to tape over the must but the motion was declined since this may look unsightly.

A member asked why members cannot have "For Sale" signs. It is stated in the Rules and Regulations.

Motion to accept new business- Rich Bubb Lot 810; Chelsea Aleksich Lot 106

Next Year's Meeting

Susan Gebase stated next year's meeting is scheduled for June 4, 2016.

Motion to accept the meeting date - Rich Bubb Lot 810; Chelsea Aleksich Lot 106
**An amendment was made to this date. Meeting will be held June 11, 2016 at 11 AM. **

Adjournment of Meeting

Susan Gebase made a motion to adjourn the meeting.
The majority of those in attendance seconded adjournment of the meeting.