

Spruce Hill Farms Property Owners Association

ANNUAL MEETING

June 11, 2016 – 11 AM

(Meeting Minutes)

SHF Board Members:

In attendance-

President:	Susan Gebase	(Lots 304 & 305)
VP (Legal Affairs):	John DeLisa	(Lots 409 & 410)
Treasurer:	Bert D'Ambrosio	(Lot 608)
Roads Chairman:	Grover Cleveland	(Lot 104)
Civic Liaison:	Christine Price	(Lot 201)
Member "At Large": (Webmaster)	Gina Silance	(Lots 307 & 308)
Corresponding Secretary: (Newsletter)	Leslie Bates	(Lot 602)
Bookkeeper*:	Wendy Robinson	(Lot 803)

Not in attendance-

VP (Insurance Affairs):	Richard Bubb	(Lot 810)
Recreation Chairman:	Mike Aleksich	(Lot 106)

*denotes non-director appointees

19 members were in attendance representing 23 lots and there were 11 proxy statements representing 12 lots. A quorum was reached with 35.

The meeting began at 11 AM in the pool pavilion.

Meeting called to order

Vice President John Delisa called the meeting to order.

All members stood up for the Pledge of Allegiance

John Delisa had the board members introduced themselves.

John Delisa had members in attendance introduced themselves by names and lots.

Reading of last year's minutes

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

A motion was made to accept the 2015 meeting minutes (Lot 203) and seconded (Lot 615).

Treasurer's Report

Report presented by Bookkeeper Wendy Robinson
(Handouts of financial report were handed out to those in attendance).

The floor was opened to questions. There were none.

A motion was made to accept the Treasurer's Report (Lot 316) and seconded (Lot 608).

Road Report

The Roads Report was presented by road chairman Grover Cleveland. The issue is that Tom Stitt will no longer be doing our snow plowing. Grover is currently awaiting bids on doing plowing from three companies. This has put a hold on doing additional road improvement of the tar and chip process, until we find out what the cost will be. If we get a reasonable rate, we will be able to do the tar and chip process on Big Oak Road from Maple Road to Pine Tree Drive. At the very least pot holes will be filled.

The floor was opened to questions. Lot 408 asked if there is a plan for chip/tar. Grover stated plan was to do slopes (Birch and Big Oak), top part of Hemlock, top of Cedar, then flat areas. Cedar has some issues and may need some pipe and drainage. Plan is to tar/chip everything eventually.

A motion was made to accept the Road Report and seconded.

Pool Report

The Pool Report was presented by Bert D'Ambrosio, since Chairman Mike Aleksich was absent.

The pool will open at all times, weather permitting and with warm temperature of 78 degrees or higher.

Strand has completed the procedures for opening the pool this past week.

Opening day is this weekend June 11 and June 12, 2016, weekend of June 18 & 19, 2016. It will open for 7 days a week operations on June 25, 2016.

Pool passes will be mailed out shortly to those members who are in good standing. Remember to bring your pool passes with you to present to the lifeguards.

Two lifeguards were hired and a third is expected to be hired.

Pool rules will be sent to member along with their pool passes and can be found on the SHF website.

Check the Face Book page. "Spruce Hill Farms Pool." for daily update on the pool closures

To arrange a party or gathering at the pool, you must fill out a request form. Contact Chelsea Aleksich for more information at: caleksich33@gmail.com

The amount allocated for the pool budget will be the same as last year.

The floor was opened to questions. Lot 211 asked why the receipt of a pool pass is based on whether or not a member is current with their dues, since they will end up paying the dues one way or another (via lien, collection, etc). It's in the bylaws and you have to pay dues for privilege to use pool. Lot 408 asked, who monitors the lifeguards. Chelsea Aleksich does.

John DeLisa added that the pool will not be open, if cool day or bad weather. Lifeguards will be paid the same way as last year with the bonus at end of year.

A motion was made to accept the Pool Report and seconded.

Old Business

John Delisa requested, if there was any old business that needed to be addressed, but there is no old business put forward by anyone present.

A motion was made to accept the Old Business and seconded.

Board Elections

Board elections were presented by John DeLisa.

John DeLisa read the proxies. It was stated that delinquents can't vote. None of the people that are delinquent are currently at the meeting.

Delinquency Report: Association owed \$12,875. 23 lots still have not paid dues. After May 31 late charges will be incurred.

3 Year Term Elections:

Susan Gebase
Richard Bubb
Bert D'Ambrosio

All members up for re-election will run.

The floor was opened for nominations/volunteers. Lot 805 asked when the board meets. Try to meet once a month. Board comes up with a schedule after the general membership meeting. No nominations were made.

A motion was made to close nominations and seconded.

Gloria Brady stepped down from the board and she was replaced by Chrissy Price for the remaining term.

General Issues/New Business

The issue of the gypsy moths spraying was brought up. It was done this year on individual basis through the effort of Gloria Brady (Lot 408).

A discussion was held on having funds collected through the association to cover the cost of gypsy moths spraying the Spruce Hill Farms. It was decided that the best way to achieve this goal was make a request for \$80 payment via a notice to be mailed September 2016 to all members. This would cover spraying for 2017. The dues would be increased by \$40 in 2017 to cover the spraying and put in separate gypsy moth fund. The amount charged this year by Bruce Flying Service was \$40.00 an acre. We will use this as a basis for collecting, unless the amount changes.

Lot 805 made a motion for the onetime \$80 fee and Lot 408 seconded. 2 lots opposed.

Lot 203 made a motion for the \$40 per lot be added to future dues and put in a gypsy moth spraying fund. It was seconded. No opposition.

A motion was made to accept new business and seconded

Next Year's Meeting

John Delisa stated next year's meeting is scheduled for June 10, 2017.

A motion was made to accept next year's meeting date by Lot 408 and seconded by Lot 805.

Adjournment of Meeting

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