

Spruce Hill Farms

General Membership Annual Meeting – 6/11/2023 Minutes

Location: Pool Pavilion

Call to order: 1:15 PM.

Pledge of Allegiance

Attendance:

Lots - 103, 215, 315, 316, 409/410, 512/205, 602, 603, 605, 615, 809, 810

Proxies were not reviewed due to postponement of meeting from 6/10/2023.

Introduction of Board Members present- Rich Bubb, Leslie Bates, Russ Tasker, Tom Stitt

Review minutes from June 2022 meeting- Rich Bubb.

Motion to accept-Lot 316. Second-Lot 512. Motion passed.

Treasurer's Report-Rich Bubb:

Review of income and expenses. Income comes from dues and resale certificates.

Have about 20 delinquent members at this time, which is about \$10,000.00. Most will pay and there are a couple who never pay. Those costs will be recouped when they sell their property at some point.

Have about \$22,000.00 in profit from this past year.

Motion to accept- Lot 605. Second- Lot 215. Motion carried.

Review of 2023-2024 Budget-Rich Bubb:

Same as last year.

Roads Report – Tom Stitt:

Entrance at Pine Tree will be completed. Paving from entrance and up the hill. Will have crown and paved properly. Cost about \$24,560.00. Commercial contractor conducting the work.

Can't use whole road budget because plowing can cost from \$5,000- \$10,000 depending on the winter.

Road budget is about \$41,000.00.

Going to fill in pot holes/ grade the bad roads. In process of finding right person to do the work.

Do not want to pave roads until have proper base. Tar/chip is done every two years initially, then every 5 yrs.

Have a 5 yr plan – after this work fix Spruce entrance, then busy roads, then remaining roads. Working with a limited budget.

-Lot 215 Asked who the contractor is conducting the paving at the entrance.

Answer -NE Site Contractors

Asked if we know someone to help with the other work on the roads, do you want names?

Answer – Yes

-Lot 512 asked if Big Oak will be paved?

Answer- not in budget. Would like to tar/chip so don't lose the road since it was graded already.

Asked if Maple will be done.

Answer- Agreed the road is in terrible shape but it is a budget issue.
Plan is to scalp and get ditches cleaned out, along with Spruce.

Pipe will be replaced under Pine Tree between Tom Stitt's and Russ Tasker's house. The pipe is rusted and collapsing causing the road to sink.

Reminder to members having their driveways paved, driveway should go down before it goes up, otherwise water runs onto the road before it goes into the ditch.

-Rich Bubb asked what is the right of way.

Answer – 25 ft. 50 ft for the road and drainage. Inside 10 feet of your property there is a right of way for drainage, etc.

-Lot 215 asked what is timing for work.

Answer-Most work will occur next years. Will fill in potholes on Cedar.

-Lot 605 asked what is the bandaid for the potholes?

Answer-Will try to fill in this year but needs to be done properly. It's about \$61,000 to do 3 roads.

Motion to accept -Lot 215. Second- Lot 316. Motion carried.

Pool Report – Leslie Bates:

The pool report is same as last year.

The pool was opened by our contractor about a week ago. Currently trying to get the water level up from them lowering the water level about 18". Once the water level is up, the skimmers should remove most of the floating debris. Until then the pool will be manually skimmed.

The pool needs significant maintenance and we are limping through again this year, but it is unknown how long we can keep doing this. The pump is constantly running to maintain the water level in the pool since we are losing water out of the skimmers. The contractor did caulk the skimmers again to slow down the water loss. The estimates for the renovation ranged from \$60-70K about 2 yrs ago; unsure if pricing has gone up or down since then. There is no option to permanently close the pool because of the pool being in the deed. We need to come up with a plan because the dues increase will not cover the repair and will take several years to save up the money for the repair. Looking for ideas on how to move forward. For example, close the pool until we have the money saved, special assessment, raise the dues more, etc. When we have some options, we will probably send something out to the membership and have them vote for something.

Pool will be operating the hybrid model again but we are having trouble getting lifeguards. Requested that members reach out if they know anyone who would like to work. Kiera Yerkes is our pool manager. Pool passes were made and will be given out. The lifeguards will be checking them and Board members will be spot checking them. There was an issue with someone who was at the pool last year who was not a member but they were a relative that did not live in the community. Stressed that members need to accompany their guests to the pool. Trying not to put any money into beautification of the pool area to save money until the pool is fixed.

Lot 512 stated trying to look into low interest loans from big pool companies to do the work. There must be a way to finance it for example, how do homeowners get this type of work done. Another option, put out to bid in the local paper like a government bid. Layout exactly what we are looking for. She will look into some of these items and reach back out to the Board.

Lot 215- Funding for the roads, there may be grants available for roadwork. Will look into and reach back out.

Motion to accept -Lot 215. Second-Lot 615. Motion passed.

Old Business – None.

Election of Board Members Slate:

The names of the Board members whose terms were ending that were provided to us were the same names as last year. . Therefore no members to vote on.

We have an opening for a bookkeeper and Gina Silance has volunteered. Would like to have a vote to bring her onto the Board. Motion to accept- Lot 315. Second- Lot 103.

New Business –

Lot 103 – Pond is a disgrace/ Mosquitoes and ticks are bad. What can be done about it?

Answer – Contact PA DCNR

Lot 512- Has anyone seen the spotted lantern fly in the area? If you do, contact Penn State since they are tracking.

Selection of date, time and place for next year's Annual Membership Meeting.

In person at the pool. June 8, 2024 @ 11am.

Motion to accept- Lot 215. Second- Lot 615.

Motion to Adjourn- Lot 316. Second-Lot 215. Motion carried.