

## Spruce Hill Farms

### General Membership Annual Meeting – 6/8/2024 Minutes

Location: Pool Pavilion

Call to order: 11:30 AM.

Pledge of Allegiance

Introduction of Board Members: Rich Bubb, Tom Stitt, Susan Gebase, Russ Tasker, Leslie Bates, Gina Silance, Carl Graziano (Absent-Kiera Yerkes, Mike Aleksich)

Attendance:

Lots - 103, 211, 215, 301, 305, 306, 307, 308, 316, 405, 409, 410, 412, 509, 512, 602, 604, 605, 608, 612, 615, 713, 805, 809, 810

Proxy- 106, 201, 314, 406, 407, 411, 510, 601, 603, 701, 706, 707, 804

Review minutes from June 2023 meeting- Rich Bubb.

Motion to accept-Lot 805. Second-Lot 608. Motion passed.

Treasurer's Report-Gina Silance:

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

Have about 29 delinquent members at this time.

Lot 509 asked-Why do you have a savings account? Stitt replied it is an emergency fund to repair items in the community.

Lot 608 – Explained accounts were moved to ESSA. Money moved between checking and savings due to interest rates.

Lot 512 -stated PNC has a CD at 5% and maybe the money could be moved into an account with a high interest rate.

Motion to accept- Lot 604. Second- Lot 509. Motion passed.

Review of 2024-2025 Budget-Rich Bubb:

Same as last year.

Lot 805- asked why there is no budget report for the membership to review. He was informed that we did not print it. He requested it be emailed out to the membership within 30 days.

Bubb explained that pool and roads are the biggest expenses.

Motion to accept-Lot 608. Second-Lot 805. Motion passed.

Roads Report – Tom Stitt:

Entrance at Pine Tree was completed last year. Going to chip and tar Pine Tree from entrance to Big Oak Road. GripRite will be applied over the chip and tar to seal it. Road should last about 5 yrs. Looking for contractor to grade roads-Cedar, Maple, and Spruce -not the entrance since it is still in good shape. Other roads will not get chip and tar until they are repaired properly. Budget is about \$50,000.00.

Can't use whole road budget because plowing is about \$10,000. Chip and tar will be about \$19,000. The grading will be about \$20,000. Starting looking in March for someone to do the grading work.

Lot 713 – asked will potholes be filled? Answer- If the road doesn't get graded/repared; the potholes will be filled.

Tom Stitt is trying to find the right person to replace him to plow the roads.

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

Lot 103- Stated roads suck and wants to fill in his own potholes. Told to use 2A modified only if he is going to do it.

Lot 512 – What should a contractor do when paving the driveway when meet the road. Answer to follow township guidelines. 1-12 % dip towards the ditch, follow contour should of the road.

Lot 509 – Can we get regular updates regrading the roads and other items in the community?

Lot 612 – Suggested keeping our community webpage up-to-date. The board could post news and maybe even set it up to pay dues through the website. She stated she would be willing to help with this.

Motion to accept-Lot 103. Second-Lot 316. Motion passed.

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 the water loss over the winter. The pool should be ready in the next few days.

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 3 yrs ago; unsure if pricing has gone up or down since then. No plan to get new estimates until we almost have the money and we are ready to move forward. Operating the pool the least expensive way possible to save money. No point in making things look nice if the pool could break or have more costly issues at any time.

We have a pool manager handling the day to day activities of the pool. Hours will be the same as last year. No plan to make pool passes at this time since there is no one to check them. Leslie will be in and out checking on things, the pool manager, and the regulars at the pool.

If you are at the pool and you see someone you don't know, introduce yourself and get to know your neighbors and ask where they live. If they can't answer you properly then they don't belong there.

Contact the Board if you notice any issues at the pool.

Lot 605 -Requested that we have a sign in like in the past. Yes, we can have a sign in to see who is coming and going.

Tom Stitt asked with a show of hand who would be in support of a special assessment to get the money for repairs. A majority of the group raised their hands.

Lot 612- Commented that it is a bigger project to fix the roads and would need most of the monies.

Russ Tasker said special assessment would not just be for the pool, it would include the roads also.

Tom Stitt also said the assessment would not just be for the pool but for the roads also.

Board was surprised and in the past was trying to avoid this. Still no plan to do a special assessment but could be an option.

Lot 608 – Stated the dues are hard to collect and a special assessment would be harder. He only sees the Board collect from ½ of the community.

Lot 512 – What about financing? Do any of the companies offer financing? Answer-No.

PA gives grant money every July 1<sup>st</sup>. She could search for grants but she needs specific information on the project and specifications.

Susan Gebase said one note on that – you have brought this up for the third year in a row- what's been done?

Lot 512- Said she just retired and has more time but will need specs.

Lot 604 against using taxpayer money to fund a luxury item like a pool. The pool is a liability.

Lot 211 – We have closed the pool in the past to save the money, maybe we could do this again.

Answer- Yes, we could but only saving about \$10,000-\$15,000 a year.

Lot 211 stated we could get the money by piecemeal.

Leslie Bates said the pool repairs have to be done all at the same time.

Lot 612 stated that was good to know and that she could do some research and keep everyone up to date with a webpage.

Other ideas – fundraisers, bank loan to HOAs, additional ideas send to Board.

Motion to accept-Lot 509. Second-Lot 307. Motion passed.

Old Business- Rich Bubb: None

Reading of Proxies- Rich Bubb

Lots - 106, 201, 314, 406, 407, 411, 510, 601, 603, 701, 706, 707, 804

Motion to accept – Lot 512, lot 713

Delinquent report- Rich Bubb: 29 lots still have not paid yet. We do not discuss individuals.

Motion to accept- Lot 509, lot 604. Motion passed.

Election of Board Members-Rich Bubb:

No members terms are up.

Lot 509 volunteered to be a non-voting member or member at large. Susan Gebase stated there are no open positions. Rich Bubb stated we can take him on as a volunteer.

Lot 612 volunteered to update and manage the website. Rich Bubb agreed.

New Business-

Lot 805-asked if we have updated our bylaws to be in compliance with the new laws brought forward by Rosemary Brown a few years ago. Answer-no. Rich Bubb asked Lot 805 if he would be willing to review our Bylaws/chair a committee to compare the bylaws with the updated information and let us know where it needs to be updated. Lot 805 agreed.

Lot 805 asked if the minutes will be posted within 30 days as required by the bylaws and will be signed.

Answer-yes, we will get them out.

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

Next annual meeting scheduled for June 7, 2025 at 11 AM at the pool pavilion.

Motion to accept-Lot 315. Second-Lot 608. Motion passed.