

**Silver Spruce Village HOA
Board of Directors Meeting
September 11, 2018**

Call to Order

The meeting was called to order at 6:30 pm at the home of Joan Mickelson. Board members present were Peggie Nikander, Joan Mickelson, Chris Blake, and Gayle Veinberg.

Minutes

- Minutes from previous month were approved.

Report on correspondence and phone calls—Peggie Nikander

- (see below)

Maintenance—Peggie Nikander

- Don has been filling the bunker hole in front of unit 4916 and is almost finished.
- Reported issues with wasp nests are being taken care of by Animal and Pest Control.
- Don will repair rotten wood on the exterior of units 4893 and 4883.
- There is a trailer in the lower lot which Don is filling with trash that needs to be hauled away.
- It is time to remind people to have their fireplace chimneys cleaned if they plan to burn wood. According to fireplace experts, it is recommended that the chimneys be cleaned after each cord of wood has been burned. Joan will send an email requesting that owners send a receipt to Peggie from an accredited chimney cleaning company.
- The same email will include a reminder to all owners that their dues are due on the 1st of each month. It is late after the 5th. A \$10 late fee will be charged.
- Two different fireplace representatives came out to analyze the reasons smoke may not be rising from a chimney at 4886. It would be against code to add an extension to the chimney. The other possibility for decreasing the smoke is to cut down trees in the area where the smoke seems to be accumulating and not clearing.
- Peggie met with Dave from Sundance Garden Center. He was the landscaper who created the original design at Silver Spruce. He will submit a plan and estimate.

Treasurer's Report—Dave Jarosz

- There was discussion about the workman's comp insurance. Dave will call Dodrill, our insurance provider.

Old Business

- Elie has volunteered to make a dog waste sign and we all agreed she deserves our thanks. She made two signs which will include a place where bags may be stored for use by residents and their dogs.

- We discussed the rules regarding additions to a unit, such as skylights. The rules state that the owner is responsible for any damage to the roof, leakage, etc., and that the responsibility must be passed on to future owners.
- Jack Jordan has sent an estimate for the chimney repairs. \$8,200. He expects to begin work in October.
- There was discussion about broken glass and other garbage in the parking area along Silver Spruce.
- Dues are consistently coming in late.
- An owner asked for permission to have a garage sale. We approved it as long as the sale is held inside the garage.

New Business

- There was discussion about keeping a spread sheet with information about additions to the properties, etc. The addition needs to be described and included in the seller's disclosure of the owner's responsibilities.
- There are more vehicles parking in the lower lot. Lines have now been painted. We do not know whose vehicles they are.

Next Meeting Date

The next meeting will be held October 9, 2018 at 6:30 PM at Dave's house

Meeting was adjourned.

Submitted by,
Joan Mickelson, HOA Board Secretary