

THE RESERVE AT SPRINGTON WOODS HOMEOWNERS ASSOCIATION

The meeting of the Board of Directors of The Reserve at Springton Woods Residents Association was held on October 19, 2020 at 7:00 p.m. virtually via Zoom due to the stay-at-home restrictions prompted by COVID-19. The meeting was called to order by George Simon, Board President. Present were Jack Wiley, Meredith Denovan, Lini Kadaba, and Al Marino, which constituted a quorum of the Board of Directors.

Upon Motion duly made and seconded, it was RESOLVED that the Minutes of the Meeting of the Board of Directors on September 21, 2020 be approved as recorded.

Mr. Marino presented the Treasurer's report for September, 2020. As of this date, the Association had a net cash balance in its operating budget account of \$47,699.39. The Association Reserve Fund has a balance of \$120,275.78. These funds will be used for major repair work in our development, e.g. future tree work in the RSW common areas. Mr. Marino asked permission to pay the following expenses: trash collection, lawn care, and landscaping.

Upon Motion duly made and seconded, the Board APPROVED the payment of these expenses.

COMMITTEE REPORTS

Architectural and Landscaping:

There were no requests submitted to the ALC.

Ms. Kadaba reported that 2 residents have joined the ALC. Members of the committee are listed below:

Cindi Sullivan, Chairperson 22 Riders Run

Marcie Peppleman 29 Post Run

Ginny Keib 7 Ridgeview Road

Betsy DeNapoli 42 Ridgeview Road

Susie Hoffman 16 Ridgeview Road

Marion Hollingsworth 14 Riders Run

Maintenance Committee

Mr. Wiley updated the Board on the status of the berm renovation which began in 2019. Removal of trees at the top of the berm which pose a safety hazard should begin next month and could take a week to complete. Since there is no ready access to the top of the berm, a ramp will be built behind 1 and 3 Ridgeview Road to accommodate the large equipment needed to remove 17 large trees. The ramp will remain in place until the spring when replanting occurs.

The road resealing project will take place after the construction at Trotters Court is finished. A preliminary time frame is now set for early spring.

Finance Committee

Mr. Marino requested approval to increase the charge for completing the 5407 resale certificates to \$250.00. We have been charging \$50.00 but upon investigation, Mr. Marino found that, compared to other HOAs, we were undercharging for this service. Completion of the 5407

includes gathering and providing all HOA documents to the buyer of a RSW property. The \$250.00 fee is paid by the seller at the time of settlement.

Upon Motion duly made and seconded, The Board **approved** a \$250.00 fee for completing the 5407 resale certificate.

Governance Committee

No report

Social Committee

No report.

Old Business

The Board unanimously rejected the revisions to the RFA Bylaws and advised residents to do the same. (see attachment)

New Business

Ms. Kadaba contacted vendors for pricing for soft wash roof cleaning. When the list is complete, it will be shared with residents. The Board will not recommend one vendor but will provide pertinent information for residents.

There being nothing more to report, the meeting was adjourned at 8:30 p.m.. The next meeting of the Board of Directors will be November 16, 2020 at 7:00 pm.

Meredith Denovan, Board Secretary

October 21, 2020

Attachment:

RSWBOARD

Mon, Oct 19, 11:30 AM (2 days ago)

to bcc: me

Dear Residents,

Last week the RSW Board recommended that residents **REJECT/NOT APPROVE** the proposed rewrite of the Runnymede Farms Association Bylaws. Our recommendation has not changed because the Bylaws :

DO NOT place a cap on the amount of the annual assessment;
DO NOT place a cap on future special assessments for major capital work;
and,

FORCE the membership to reject a proposed spending increase by the RFA Board (as opposed to making the RFA Board seek approval of a spending increase).

Below we have appended the text of the message that we sent to all RSW residents last week. Please contact an RSW Board member if you wish to discuss this matter in more detail.

Thank you,

The RSW Board of Directors

Meredith Denovan	610.550.9068
Lini Kabada	484.424.9082
Al Marino	610.416.3421
George Simon	610.579.1008
Jack Wiley	610.453.1108

Message sent on October 12, 2020

Dear Homeowners,

The newly-formed Runnymede Farms Association Board of Directors, the organization that oversees the swimming pool, tennis courts, and certain common areas near these structures and is comprised of 500+ homes, will soon solicit your approval to approve a new governing (i.e., Bylaws) document. Based on the information provided by the organization, the RSW Board of Directors believes that the soon-to-be-published document does not reflect the best interests of our community and we recommend that you **REJECT/NOT APPROVE** the document when it is sent to you.

Though there is a limit to the yearly increase of the annual dues of \$100.00 per year, the proposed changes fail to cap RFA annual fee, which is currently capped at \$400 per household. Essentially this gives the RFA Board carte blanche permission to raise the annual fee each year with no ceiling. Also, the document gives the RFA Board the ability to assess the RFA membership for special projects that they deem necessary. Currently, the RFA Board cannot assess households for this type of work and must use its operating and/or Reserve Fund monies to perform such work. Finally, the impending document requires any of the RFA spending initiatives to be rejected by the membership. We oppose this idea because we feel that the RFA Board needs to make a cogent argument to raise its spending limits and such a request should be approved by the RFA membership. To require the membership to reject, rather than approve, such an initiative makes the RFA Board less accountable to the

membership.

The RSW Board of Directors has communicated on several occasions to the RFA Board of Directors about its concerns with the proposed Bylaws, but the RFA Board has not modified its stance on the issues cited above. Additionally, we have recommended to the RFA Board that they conduct virtual meetings with the homeowner associations to explain the changes to the existing Bylaws. The RSW Board will continue to act on your behalf and, hence, we recommend that you **REJECT or NOT APPROVE** the Bylaws when they are sent to you sometime in the near future. If you would like to discuss this issue with a Board member, please do so.