

**MINUTES OF THE ANNUAL MEETING OF THE RESERVE AT SPRINGTON WOODS  
RESIDENTS ASSOCIATION**

The annual meeting of The Reserve at Springton Woods Residents Association was held on May 2, 2023 at 7:00 p.m. at the Edgmont Township Building.

The meeting was called to order by Meredith Denovan, Board President.

Present were: Meredith Denovan, Suzy Hoffman, Al Marino, Lini Kadaba, and George Simon, which constituted a quorum of the Board of Directors. Twenty-eight residents also were in attendance.

A Motion was duly made to approve the minutes of the 2022 Annual Meeting and seconded without comment; it was

**RESOLVED**, that the Minutes of the Annual Meeting of The Reserve at Springton Woods Residents Association on May 3, 2022, were approved.

Ms. Kadaba explained the balloting process for Board elections: The ballots are received by the Board's Secretary. The Secretary opens and counts the ballots. Those running will receive a call on Tuesday, May 2, prior to the annual meeting, with the results. At the Annual Meeting on May 2, the results will be shared with those in attendance and an email will be sent to the entire community with the results following the meeting. Any candidate who wants to confirm the results will have access to the ballots (but with the name/address of those voting kept secure and private) to recount in front of the Secretary and/or other Board members at the conclusion of the annual meeting.

Mrs. Denovan announced that Suzy Hoffman was elected to serve a three-year term as a RSW Board Director. The vote tally was 24 votes for Mrs. Hoffman, 19 votes for Howard Gordon and 9 votes for Steve Benner.

Mrs. Denovan presented the President's Report:

According to the Covenants of the Association, it is the responsibility of the RSW BOD to maintain the uniform appearance of our homes and properties and subsequently maintain our property values.

We are a self-managed operation which allows us to keep our annual fee at a modest level, currently \$1695.00 We have managed to control operating expenses through the negotiation of favorable pricing for contracts. Our financial condition is moderately strong. You will hear more about that from our treasurer.

Key accomplishments in 2022-2023:

1. Collected insurance coverage information from all residents. This was brought to our attention when we contacted our State Farm

agent for an “insurance audit.” This is a requirement in our covenants. Lini Kadaba is managing this data collection process.

2. Negotiated and approved a new landscaping contract with McCullough Property Management. We sent out 7 RFP’s and received 4 bids.
3. Repaired 13 storm drains.
4. Updated deck regulations. Thank you to the ALC for researching this information.
5. Continued removing trees that presented a safety concern. George Simon will provide more details re this ongoing project. Vannicola has graciously agreed to remove all the trees of concern in 2023 and accept half of the payment in 2023 and the other half in 2024 since we did not budget for the removal of 20 ash trees, which have been infected with EAB (eastern ash bore). Ash trees become extremely weak and hazardous once infected. Vannicola recommended that they be removed immediately.
6. Continued the patchwork repair of failing fence posts and rails. 18 rails and five posts were replaced.
7. Reviewed the Reserve Study and budgeted accordingly. Al Marino will give more details in his report.

In 2023-2034 fiscal year we plan to undertake two major projects:

1. Instead of continuing to just repair a failing fence, we plan to replace the entire perimeter fence (2400 linear feet). The Reserve Study noted this as an area of concern, it is a safety hazard. If we ignore the results of the study, we leave ourselves legally liable if the fence fails and an accident occurs.

The Board is recommending using the monies in the Reserve Fund to cover the estimated cost of \$50,000. If we use the Reserve Fund, the annual fee will not have to be increased to cover this expense.

2. Continue removing trees that presented a safety concern based on a 2018 arborist report.

Mr. Simon, member at large, reported that the removal of trees, particularly a large number affected by the ash borer around the perimeter, will take place the third week of May and require the use of a crane. He also reported that the perimeter fence will be repaired with the replacement of 18 rails and 5 posts.

The replacement of the entire 2,400 linear foot fence will take place later in the year due to safety concerns. A ballot seeking community approval is expected to be sent out later in May 2023.

Mrs. Denovan reported that we face the challenge of an aging infrastructure. The Reserve Study outlined our challenges, and we are using that as a guide. We also face the challenge of providing services to the community at a reasonable cost. We have not had a management company for 20 years and that has kept our costs down. Those who have served on the Board know the amount of time that it takes to oversee a community of 79 homes. I hope that those of you here tonight will consider serving on one of the committees and giving your time to maintaining our beautiful community.

Mr. Marino presented the Treasurer's Report for the year 2022. He distributed a copy of the 2022 financial report and reported that the Board's 2022 financial records have been reviewed by the Association's accountant and no concerns were noted. Mr. Marino reported that RSW was over budget for 2022 by about \$5,900, due primarily to the Reserve Study and tree removal costs as well as an extra leaf collection and fuel surcharge imposed by Blosenski that was covered by the Board. The Treasurer's Report is attached.

Mr. Marino reported that the Board voted to not increase the annual dues for 2023. The dues stayed at \$1,695. Trash/recycling collection increased to \$229.

## **COMMITTEE REPORTS**

### **ARCHITECTURE AND LANDSCAPING COMMITTEE (ALC)**

Mrs. Hoffman, vice president and ALC Board Liaison, reported that overall McCullough Landscaping has done a satisfactory job with the landscaping. She asked that if residents have concerns, please email the Board at [rswboard@gmail.com](mailto:rswboard@gmail.com).

She noted that the common area has many trees that are dying. If a dead/dying tree in the common area is overhanging a homeowner's property, please let the Board know.

Mrs. Hoffman thanked Cindi Sullivan, ALC chair, and committee members for their time and contributions to keeping our community beautiful.

### **Finance Committee**

Mr. Marino, the treasurer, thanked Ryan Brodt, chair of the finance committee, for reviewing the RSW budget.

Mr. Marino also noted that PS&S Engineering Firm conducted a reserve study in 2022 that analyzed the amount of funds RSW should maintain in its reserve to cover major capital expenditures, such as the retaining wall, perimeter fence and roads.

Most were deemed in fair or good condition, except for the perimeter fence, which was deemed poor to good and recommended for replacement and expected to cost \$48,000.

The study found that the Reserve Fund was a bit underfunded. Therefore, the Board has increased the amount allocated to the reserve by about \$3,000. Mr. Marino was confident that RSW could meet the \$22,000 contribution annually recommended by the analysis.

### **Social Committee**

Lini Kadaba, Secretary and liaison to the Social Committee, reported that in 2022 the Social Committee was revived. She thanked volunteers Susan Dodson (chair) and Zofia Dripps for helping to make that happen. Last summer (2022), the social committee held a successful summer social potluck at the Pool Pavilion. The committee is planning a spring wine and cheese. The committee is looking for volunteer hosts.

Ms. Kadaba encouraged residents to volunteer for RSW committees.

Mrs. Denovan presented the Board's findings regarding the use of fiber-clad siding.

Residents first raised with the Board the use of FCS in 2019. Over nine months, the Board reviewed research reports, visited three developments that use FCS, and met with an FCS distributor (Hardie Board), two siding contractors and one Realtor. While the Board initially supported the use of Hardie Board panels, it ultimately did not approve the use of FCS due to issues with installing the panels across a large expanse.

In 2023, the Board was asked to again consider the use of FCS. The Board agreed to re-examine the issue, looking at appearance, maintenance, installation, effectiveness, and community aesthetics. A final decision will be made by June 1.

The Board took questions from residents regarding tree removal, FCS, installation of patios and solar panels.

Mr. Simon reviewed the process to change covenant rules and remove Board members.

There being no further business to discuss, the meeting was adjourned at 8:10 p.m.

DATED: May 26, 2023

Lini Kadaba,  
Board Secretary