

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 April 13, 2021 at 5:00 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 Meredith Denovan, Lini Kadaba, Jack Wiley, 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 March 15, 2021 be approved as filed.

Mr. Marino presented the Treasurer's report for March, 2021. As of this date, the Association had a net cash balance in its operating budget account of \$128,810.91. The Association Reserve Fund has a balance of \$128,326.79. These funds will be used for major repair work in our development, e.g. future tree work and road resealing in the RSW common areas.

Mr. Marino asked permission to pay the following expenses: trash collection, and lawn care.

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

COMMITTEE REPORTS

Architectural and Landscaping:

The Board approved the removal of a large tree in the common area. It will be replaced with a small dogwood tree.

Weed inspections will take place on the first and fifteenth of each month beginning in June through October

Maintenance Committee

The RFP's for berm renovation will be sent to 6 landscaping companies for competitive bidding. The replanting of the berm will occur in mid-September. John Hosbach, the arborist who is our consultant for this project, recommended the planting of 13 Norway Spruce, 4 River Birch trees, and 25 Viburnum shrubs.

Ms. Kadaba confirmed that the road resealing project will take place from June 14-18. Mac Adam Paving was selected as the contractor for this project. A letter explaining the procedure for closing roads will be sent to all residents.

Finance Committee

No report

Governance Committee

The annual meeting will take place on Tuesday, May 4, 2021 via Zoom. There will be a pre-registration for those residents interested in attending. Questions for the Board members must also be sent in advance of the meeting. Details will be forthcoming.

Social Committee

No report.

Old Business

No report

New Business

The spring inspection of RSW homes will begin on May 1, 2021.

Areas of concern:

- mold/ mildew on all stucco exteriors including the rear of homes
- dead trees and/or shrubs
- rusted mailboxes/dirty or leaning posts
- faded shutters
- bare spots on lawns

Mrs. Denovan is in the process of soliciting pricing information from three power-washing companies. Roofs will not be cited this year. The Board decided that since our community roofs will soon require replacement, the harsh power-washing of our aged roofs might hasten the need for replacement.

Grass seed is being purchased by the Board and will be available to homeowners after May 1.

Letters will be sent to homeowners on May 15th citing areas of concern that need to be addressed in order to maintain the overall appearance of the community.

There being nothing more to report, the meeting was adjourned at 6:15 p.m.. The next meeting of the Board of Directors will be on May 17, 2021 at 7:00 pm.

Meredith Denovan, Board Secretary

April 19, 2021

