

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 August 19, 2021 at 7:00 p.m.via Zoom.. 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 July 19, 2021 be approved as filed.

Mr. Marino presented the Treasurer's report for July, 2021. As of this date, the Association had a net cash balance in its operating budget account of \$71,608.49 The Association Reserve Fund has a balance of \$119,743.34 These funds will be used for major repair work in our development, e.g. future tree work.

Mr. Marino asked permission to pay the following expenses: trash collection, landscaping 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 a Trex deck replacement. Residents are reminded that the process is to submit any exterior changes to the ALC for review. The ALC makes a recommendation to the Board. The Board then approves or rejects the proposal.

Residents are reminded that weeding of properties is the responsibility of the homeowner. Weed inspections take place on the first and fifteenth of each month beginning in June through October. Residents will be notified via email of weeding violations.

Maintenance Committee

Vannicola Landscaping will complete the berm renovation in the early September.

At the completion of the major project to replant trees on the berm, that borders the rear of 20 properties on Ridgeview Road and Post Run, the Board will commence its investigation about how to renovate the small berm on Post Run near its intersection with Ridgeview Road.

The perimeter fence was inspected by Mr. Wiley and Mr. Simon in July. 5 posts and 7 railings were installed.

Aeration and spot-seeding of all lawns will take place the third or fourth week of September, depending on the weather.

Finance Committee

No report

Governance Committee

No report

Social Committee

No report.

Old Business

Homes that were cited for violations as a result of the spring inspection were re-inspected in early August. There were only two homes where the required repairs were not completed.

New Business

No report

There being nothing more to report, the meeting was adjourned at 8:00 p.m.. The next meeting of the Board of Directors will be on September 20, 2021 at 5:00 pm.

Respectfully Submitted,
Meredith Denovan, Board Secretary

September 1, 2021

