

*The Reserve at Springton Woods
Residents Association*

The meeting of the Board of Directors of The Reserve at Springton Woods Residents Association was held on January 15, 2018 at 36 Ridgeview Road, Newtown Square, PA at 7:00 p.m. The meeting was called to order by George Simon, Board President. Present were Suzy Hoffman, Jack Wiley, Meredith Denovan and Nick Aponte, 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 November 20, 2017 be approved as filed. Mrs. Hoffman presented the Treasurer's report for December, 2017. As of this date, the Association had a net cash balance in its operating budget account of \$26,925.40. There is \$49,322.11 in the Capital Reserve Fund, which will be used for major repair work in our development.

Mrs. Hoffman reported that as today 30 residents have paid the annual HOA fees. **Residents are reminded that dues and fees are to be paid by January 31, 2018 in order to avoid late fees.**

Mrs. Hoffman asked permission to pay the following expenses: hydrant service, copies and miscellaneous, Trash Tech, and lawn care. Upon Motion duly made and seconded, the Board.

APPROVED the payment of these expenses.

COMMITTEE REPORTS

Architectural and Landscaping:

No report

Maintenance Committee:

Mr. Simon reported that the discussions with GMH Corporation, which owns the Trotters Court building site, have been completed. A signed agreement re remuneration for the use and maintenance of RSW roadways has been received.

Mr. Aponte met with a vendor to discuss outdoor lighting options. The Board agreed on the following guidelines for any outdoor lighting installations with the understanding that **all outdoor lighting installations must be submitted to the ALC for review and to the Board for final approval:**

1. Only incandescent color, LED bulbs with wattage of 7 watts or less may be used for illumination;
2. Lights may installed only in landscaped beds and tree rings and must use at least a 50% shield to reduce horizontal light pollution; and
3. No installation of lights along the driveway is allowed

If any resident is interested in installing outdoor lighting, please contact Mr. Aponte. If enough residents are interested, he might be able to negotiate a group price.

Finance Committee:

No report

Governance Committee:

No report.

Social Committee:

No report.

Runnymede Citizens United

Mr. Aponte stated there has been little activity about the proposed "Mid Rise" apartment complex building project during the past few months. He met with the newly elected supervisor, Jim Halllum, to further discuss concerns. The next meeting of the Planning Commission will be **Monday, February 25, 2018.**

New Business:

Mr. Simon led a discussion on feasibility of contracting for snow removal service that would include roads, driveways and sidewalks of the RSW community. Mrs. Denovan contacted Glenn Harper who expressed an interest in clearing individual driveways to see if he would do that entire development and at what cost. We are still awaiting a proposal from Harper and Sons Landscaping.

The Board also discussed the cost/benefit of having Egmont take-over ownership and, subsequently, the maintenance and repair of our complete roadway system and decided to gather preliminary cost estimates to undertake the project. Discussions will proceed with Egmont Township staff and Supervisors and meetings will be scheduled with several engineering firms to determine the feasibility of the project. The Board anticipates that the preliminary investigation will be complete in Spring 2018.

The next Board meeting will be held on **Monday, February 19th at 7:00 PM** at 36 Ridgeview Road. There being no further business to discuss, the meeting was adjourned at 8:00 p.m.

Meredith Denovan

Meredith Denovan, Board Secretary

January 25, 2018