

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 March 21, 2022 at 5:00 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 February, 2022 be approved as filed.

Mr. Marino presented the Treasurer's report for February, 2022. As of this date, the Association had a net cash balance in its operating budget account of \$143,109.36. The Association Reserve Fund has a balance of \$117,138.33 These funds will be used for major repair work in our development.

Mr. Marino asked permission to pay the following expenses: trash collection and snow removal.

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

The majority of residents have complied with the requirement to submit proof of homeowners insurance to the Association. 15 residents have not yet complied. Reminders will be sent this month to those residents who have not submitted the required documents. The Board discussed levying a fine for non-compliance but decided that was not necessary in hopes that a third request would be honored.

COMMITTEE REPORTS

Architectural and Landscaping

There was one request to remove a large tree close to a resident's home.

Ground cover will be planted on the small berm on Post Run. The residents have agreed to water the plants.

Maintenance Committee

Based on the arborist's report, a priority list of the perimeter trees to be removed in Phase 3 of the tree maintenance plan was developed by Mr. Wiley, Mr. Marino, and Mr. Simon. Trees will be removed this month. \$13,500 has been budgeted to this project this year.

Finance Committee

No report

Governance Committee

No report

Social Committee

No report.

Old Business

The Board reviewed the proposal submitted by CAMCO. No decision re: hiring a management company has been made at this time. The Board will keep it under consideration.

New Business

The Annual Meeting will be held on Tuesday, May 3rd at the Edgmont Township Building from 7:00-9:00 p.m.

Nominations for two Board positions will be solicited. Mrs. Denovan will send out nomination forms to all residents. Anyone interested in serving on the Board must submit a nomination form no later than March 31, 2022.

Mr. Simon discussed the potential need for storm drain repairs. There are 9 drains in need of repair and 14 which need to be cleaned. The Board tabled this for further discussion in July or August.

There being nothing more to report, the meeting was adjourned at 6:00 p.m.. The next meeting of the Board of Directors will be on April 18, 2022 at 7:00 p.m.

Respectfully Submitted,
Meredith Denovan, Board Secretary
April 2, 2022