

*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 March 26, 2018 at 36 Ridgeview Road, Newtown Square, PA at 5:00 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 February 15, 2018 be approved as filed. Mrs. Hoffman presented the Treasurer's report for February, 2018. As of this date, the Association had a net cash balance in its operating budget account of \$134,149,67. There is \$49,350.02 in the Capital Reserve Fund, which will be used for major repair work in our development.

Mrs. Hoffman reported that all HOA fees for 2018 have been received.

Mrs. Hoffman asked permission to pay the following expenses: hydrant service, copies and postage, entrance electricity, accountant's fees, and snow removal.

Upon Motion duly made and seconded, the Board.

**APPROVED** the payment of these expenses.

**COMMITTEE REPORTS**

**Architectural and Landscaping:**

Landscaping plan for 26 Riders Run was approved as presented.

**Maintenance Committee:**

Mr. Simon reported last month 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. There was no further update.

**Finance Committee:**

Mr. Aponte proposed that \$25,000 from the RSW Capital Expenses fund be placed into a short-term certificate of deposit. Citizens Bank is currently offering a one-year CD with an interest rate of 1.34%.

Upon Motion duly made and seconded, the Board.

**APPROVED** the purchase of a one-year CD in the amount of \$25,000.00

**Governance Committee:**

Mrs. Denovan reported that ballots have been mailed to all residents. New Board members will be elected at the annual meet on Tuesday, May 1, 2018.

**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.

Mr. Aponte asked the Board to consider contributing \$7900.00 to Runnymede Citizens United in order to continue the work of RCU as they work to downsize the mid-rise apartment development. He submitted the following report (in italics), which includes an accounting of money received and spent thus far by RCU.

*As you are aware, we have made great strides in helping to redefine Holloway's mid-rise Runnymede project since we launched Runnymede Citizens United (RCU) in July, 2016.*

*I present the following financial recap since inception of the RCU:*

<i>* Total contributions collected:</i>	<i>\$39,550.00</i>
<i>* Legal Formation (Eckell Sparks)</i>	<i>2,214.00</i>
<i>* Legal Review/Presentations</i>	<i>32,093.87</i>
<i>* PoBox/Printing/Flyers</i>	<i>585.95</i>
<i>* Open Space Engineers</i>	<i>2,475.00</i>

*We currently have \$2,131.18 in our account.*

*We stand at a major crossroad with respect to challenging the Holloway project. After delaying the township approvals for close to 2 years we expect the Planning Commission to issue their recommendation to the Egmont Board of Supervisors this spring. We believe that the final vote will be contested in Delaware County Court.*

*I have asked each of the Runnymede HOAs to recommit to this effort and continue the legal challenge with contributions of \$100/household. Our legal counsel believes that we are on solid legal ground and have encouraged us to continue to pursue the legal challenge.*

After reviewing and discussing Mr. Aponte's report, the Board decided to re-allocate the 2018 operating budget to make a \$7900 contribution to the RCU because it believes that the "mid-rise" construction will have a deleterious effect on RSW property values and "quality of life" and, therefore, must be stopped or limited in scope. A majority of Board members voted to approve the expenditure.

Upon Motion duly made and seconded, the Board.

**APPROVED** a contribution of \$7900.00 to Runnymede Citizens United.

**New Business:**

Mr. Simon reported that he received one proposal for snow removal from RSW streets, driveways and sidewalks of all residences. The Board unanimously agreed that it was cost-prohibitive to include this service in the 2019 budget.

Mr. Simon provided the Board with an update on a plan to dedicate RSW roads to the Township. The Pennsylvania Department of Transportation provides monies to Townships for

the routine maintenance of roadways if certain conditions are met, such as road surface and drainage characteristics, storm drain functionality, width of roadways, etc. The Board contacted two local engineering firms to estimate the upfront cost to move ownership of RSW roads from the Association to Edgmont Township. To date, the Board has received one proposal, which addressed the cost to evaluate the condition of our roadways, to televise and potentially repair storm drains, and to prepare all documents for consideration by the Township and State. Since the proposal cost was \$18,000 and did not include the potential cost to repair storm drains and curbing and did not guarantee acceptance by the State and Township, the Board has decided not to pursue this "road dedication" project at this time; hence, the RSW roads will continue to be owned and maintained by the Association.

The next Board meeting will be held on **Monday, April 16th at 7:00 PM** at 36 Ridgeview Road. There being no further business to discuss, the meeting was adjourned at 6:15 p.m.

*Meredith Denovan*  
Meredith Denovan, Board Secretary

April 4, 2018