

## **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 18, 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 March 21, 2022 be approved as filed.

Mr. Marino presented the Treasurer's report for March, 2022. As of this date, the Association had a net cash balance in its operating budget account of \$141,359.36. The Association Reserve Fund has a balance of \$117,164.64. 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. 5 residents have not yet complied. Reminders will be sent again this month to those residents who have not submitted the required documents.

Mr. Marino reported that Blosenski has added a monthly surcharge for our trash collection due to rising gas prices. The surcharge for the month of April is \$173.00 or 15%. The charge will vary each month depending on the price of gas.

### **COMMITTEE REPORTS**

#### Architectural and Landscaping

There were two complaints regarding a drainage issue after the heavy rains that we have experienced in the last two months. The residents were concerned that it was caused by removal of trees from the berm. Four Board members looked at the properties and agreed that the issue was most likely caused by the heavy rains. The Board agreed that the residents could submit a plan to the ALC using river rocks as a first step in alleviating the problem.

#### 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. At the end of the month, all trees which presented a potential hazard to roadway or properties (Phases 1-3) will have been removed.

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 3<sup>rd</sup> at the Edgmont Township Building from 7:00-9:00 p.m.

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.

Ms.Kadaba suggested that the Board organize an outdoor social event for the community. Mrs. Denovan will contact Runnymede Farms about the availability and cost of renting the pool pavilion in June.

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 16, 2022 at 5:00 p.m.via Zoom.

Respectfully Submitted,  
Meredith Denovan, Board Secretary  
April 20, 2022

