

*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 August 13, 2018 at 36 Ridgeview Road, Newtown Square, PA at 1:00 p.m. The meeting was called to order by George Simon, Board President. Present were Al Martino and Meredith Denovan 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 June 18, 2018 be approved as filed. Mr. Marino presented the Treasurer's report for July, 2018. As of this date, the Association had a net cash balance in its operating budget account of \$36,010.34. There is \$25,116.33 in the Money Market account. There is \$58,278.16 in the Capital Reserve Fund, which will be used for major repair work in our development.

Mr. Marino asked permission to pay the following expenses: hydrant service, entrance plants, and lawn care.

Upon Motion duly made and seconded, the Board.

APPROVED the payment of these expenses.

COMMITTEE REPORTS

Architectural and Landscaping:

There were no architectural or landscaping requests.

Mrs. Denovan reported that the spring inspection requests to homeowners for mold removal, dead trees/shrubs removal, etc, have, for the most part, been taken care of. A final re-inspection will take place during the first week of September. If a homeowner has not addressed the "violations" by then, fines may be levied until the issue is resolved.

Maintenance Committee:

Mr. Wiley inspected the perimeter fence and found that two rails and two posts need to be replaced. 12 posts and rails are in need of repair. Mr. Wiley has replaced and repaired the posts.

Mr. Simon has requested proposals from two landscaping companies to trim the trees and shrubs at the front entrance and adjoining common areas.

Mr. Simon discussed the requests from two homeowners to remove trees from the common areas near their properties. The Board agreed that a certified arborist will inspect the common areas this fall. Any trees that are a safety hazard will be removed. As our development matures, we recognize the need to trim or remove trees that could be unsafe.

Finance Committee:

No report

Governance Committee:

No report

Social Committee:

No report.

Runnymede Citizens United

Mr. Simon reported that GMH is expected to present the final plan for the mid-rise development to the Planning Commission in November, not August as originally planned, for consideration before being sent to the Board of Supervisors.

New Business:

There was no new business

The next Board meeting will be held on **Monday, September 10, 2018 at 7:00 PM** at 36 Ridgeview Road. There being no further business to discuss, the meeting was adjourned at 2:00 p.m.

Meredith Denovan

Meredith Denovan, Board Secretary

August 22, 2018