

## **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 December 13, 2021 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 November 15, 2021 be approved as filed.

Mr. Marino presented the Treasurer's report for November, 2021. As of this date, the Association had a net cash balance in its operating budget account of \$32,581.27. The Association Reserve Fund has a balance of \$108,111.62. These funds will be used for major repair work in our development. \$15,800 was transferred from the reserve fund to the operating account for the berm renovation which took place this fall.

Mr. Marino asked permission to pay the following expenses: trash collection, landscaping, lawn care, and office supplies.

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

Mr. Marino asked for approval to solicit bids for a Reserve Fund Study.

### **COMMITTEE REPORTS**

#### Architectural and Landscaping

The Board received a request for a solar shingle roof installation. The resident will be notified that the request for an architectural change must follow the process outlined in the HOA regulations. The request must first go to the ALC with the specifics of the installation. After review by the ALC, the Board will approve or disapprove the request.

#### 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 will be developed by Mr. Wiley, Mr. Marino, and Mr. Simon. Those closest to homes and the roadway will be removed in Spring 2022.

The final leaf collection will occur this week.

#### Finance Committee

Mr. Marino presented the 2022 budget.

Upon Motion duly made and seconded, the Board APPROVED the 2022 budget. Mr. Marino reported that he had received approximately 40 responses to the Board request for homeowners to add RSW as an additional insured to their homeowners'

policies. After discussion, the Board agreed to also accept the Declarations Page and a receipt to prove that a homeowner has insurance coverage for their home in lieu of the “additional insured”. **The Board again requests that ALL homeowners submit proof of homeowner’s insurance.**

Governance Committee

**No report**

Social Committee

**No report.**

**Old Business**

The Board of Directors met virtually with a principal of CAMCO and received a proposal from the company to take over the management of our HOA. CAMCO is a national company that provides a full range of management services to HOAs and is presently used by the Runnymede Farms Association. The impetus for this change is the increasing workload, and services complaints, experienced by the Board over the past few years. Should the Directors decide to pursue this action, RSW residents will have input into the decision. The change to a management company will necessitate a commensurate increase in our Annual Dues

**New Business**

**No new business**

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 Monday, January 17<sup>th</sup> at 5:00 p.m.

Respectfully Submitted,  
Meredith Denovan, Board Secretary  
December 17, 2021

