

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 June 15, 2020 at 7:00 p.m. virtually via Zoom due to the stay-at-home restrictions prompted by COVID-19. The meeting was called to order by George Simon, Board President. Present were Jack Wiley, Meredith Denovan, Lini Kadaba, 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 May 11, 2020 be approved as recorded. Mr. Marino presented the Treasurer's report for May, 2020. As of this date, the Association had a net cash balance in its operating budget account of \$81,857.78. The Association Reserve Fund has a balance of \$118,310.13. These funds will be used for major repair work in our development, e.g. future tree work in the RSW common areas. Mr. Marino asked permission to pay the following expenses: trash removal, insurance, and lawn care.

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

COMMITTEE REPORTS

Architectural and Landscaping:

The Board approved a homeowner's request to remove dead shrubs and replant in the landscaped beds surrounding their home.

The Board approved the replacement of a tree in the common area that came down during the storm.

Mr. Wiley reported that there were no weeding violations as of June 1st. The next inspection will take place this week. Inspections are scheduled for the first and the fifteenth of each month from June to October.

The ALC will complete the annual spring inspection of properties by the end of June.

The Board continues to assess the advantages and disadvantages of allowing fiber cement sidings (FCS) to be used, in lieu of stucco, to remediate a homeowner's exterior house walls. The issue is complex and involves financial, aesthetic, and engineering factors that must first be thoroughly researched before a decision is made.

Maintenance Committee

Mr. Wiley will meet with Vannicola Landscaping to review Phase Two of the tree removal project.

Mr. Simon presented a proposal from Downend re berm planting, which will be discussed further after a Board review of the berm between Post Run and Ridgeview.

Mr. Simon presented a proposal to apply an herbicide at the base of the perimeter wall to prevent weeds from growing on the wall.

The road resealing project will take place after the construction at Trotters Court is finished. After conferring with Rockwell Builders, we anticipate the preliminary time frame to be early spring.

Finance Committee

No report

Governance Committee

No report

Social Committee

No report.

New Business

Mrs. Denovan presented a draft of the revised by-laws of the Runnymede Farms Association. The Board will send a letter to the RFA proposing that a cap be put on the annual dues and special assessments. As presented, there is no cap on either. Any changes to the RFA by-laws must be approved by 2/3 of the residents of Runnymede Farms.

Mr. Marino will request information on the reconciliation of the funds of Runnymede Citizens United, which has been disbanded.

There being nothing more to report, the meeting was adjourned at 9:00 p.m.. The next meeting of the Board of Directors will be July 20, 2020 at 7:00 pm.

Meredith Denovan, Board Secretary

June 25, 2020