

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 21, 2021 at 5:00 p.m. at 36 Ridgeview Road.. 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 May 19, 2021 be approved as filed.

Mr. Marino presented the Treasurer's report for May, 2021. As of this date, the Association had a net cash balance in its operating budget account of \$117,529.39. The Association Reserve Fund has a balance of \$128,409.90. These funds will be used for major repair work in our development, e.g. future tree work and road resealing.

Mr. Marino asked permission to pay the following expenses: trash collection, office supplies, insurance, front entrance plantings, and lawn care.

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

COMMITTEE REPORTS

Architectural and Landscaping:

Mr. Wiley presented a request from a homeowner to place river rocks along the side of their home to prevent erosion. The Board approved the plan, which complies with regulation, as presented by the homeowner.

Grass seed cannot be ordered from Downend. There is some left over from last year which will be distributed on a first-come, first-served basis. Contact Jack Wiley (jack.wiley@hotmail.com) for seed to plant on bare spots.

The perimeter fence will be inspected by Mr. Wiley and Mr. Simon in July. Necessary repairs will be noted and completed this summer.

Residents are reminded that weeding of properties is the responsibility of the homeowner. Weed inspections take place on the first and fifteenth of each month beginning in June through October. Residents will be notified via email of weeding violations.

Maintenance Committee

The RFP's for berm renovation were sent to 6 landscaping companies for competitive bidding. 2 companies submitted proposals. After careful review of the two proposals, Vannicola Landscaping was chosen to complete the berm renovation in the fall. The

Board acknowledged the time and effort put forth by Mr. Simon to obtain a plan that was within the budgeted amount.

Ms. Kadaba reported that the road resealing project was successfully completed. The Board acknowledged the time and effort that Ms. Kadaba put forth to ensure its success.

The small berm on Post Run will be renovated upon the completion of the tree planting on the large berm.

Finance Committee

Mr. Marino requested Board approval for a meeting with Steve D'Orio, State Farm Insurance, to review the insurance coverage for the Association. Mr. D'Orio will be invited to attend the September Board meeting.

Mr. Marino reviewed the Covenants and Amendments of the Association regarding use of the Reserve Fund. This issue was brought up at the residents' meeting on June 7th. A 1996 Amendment gives the Board the authority to oversee the spending of Reserve Funds. (Article 6, #3 – page 6)

Governance Committee

No report

Social Committee

No report.

Old Business

Mr. Wiley and Mr. Marino met with residents of the berm, as requested, on June 7th. Weeding and trimming of the berm came up several times. The Board discussed the residents' concerns and concluded that, according to **Article 1 Section 4 of the Covenants (page 38) "The Association Owned Areas shall be kept and maintained by the Association"** Therefore, the Board will maintain the berm as a natural environment, not a landscaped bed to be weeded and mulched. As a matter of fact, landscaped beds are not weeded by Downend. Mulching of landscaped beds occurs once a year.

It is the Board of Directors' position that the Association will not provide weeding or mulching of the sides of the berm. We will continue to trim the top of the berm several times a year. We are exploring the practicality and cost to provide limited trimming (by use of a weed trimmer) on the sides of the berm that are in the Common Area. If sufficient funds can be found, we will continue on a periodic basis to plant ground cover on the areas of the berm that need it. We will work with the affected homeowner to ensure that such planting is successful.

Homes that were cited for violations as a result of the spring inspection will be re-inspected on July 30th

New Business

No report

There being nothing more to report, the meeting was adjourned at 6:45 p.m.. The next meeting of the Board of Directors will be on July 19, 2021 at 5:00 pm via Zoom.

Respectfully Submitted,
Meredith Denovan, Board Secretary

June 27, 2021