

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 March 16, 2020 at 36 Ridgeview Road, Newtown Square, PA at 7:00 p.m. The meeting was called to order by George Simon, Board President. Present were Jack Wiley, Meredith Denovan, 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 February 10, 2020 be approved as recorded. Mr. Marino presented the Treasurer's report for February, 2020. As of this date, the Association had a net cash balance in its operating budget account of \$123,083.76. The Association Reserve Fund has a balance of \$116,781.11. 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 expense: trash collection.

Upon Motion duly made and seconded, the Board APPROVED the payment of this expense.

Mr. Marino reported that HOA payments have been received from all homeowners.

COMMITTEE REPORTS

Architectural and Landscaping:

There were no landscaping requests.

The Board reviewed the current regulations for deck replacements and concurred that there was no need to change them. The ALC will review color choices and replace out-of-stock stains/colors with the appropriate earth tones.

Mr. Wiley will distribute grass seed in May to residents for treatment of bare spots.

The current regulations are below:

Maintenance or Replacement of Rear Decks:

A property owner may replace or repair and stain the existing deck on her/his property under these conditions:

- 1) The new deck must be the exact same style and size of the existing deck – any modification to the size and style must be approved by the Board, the Runnymede Farms Association, and Edgmont Township;
- 2) The new deck must be constructed of pressure-treated wood or a composite building material (e.g., a Trex-like material) – PVC and plastic materials are not permitted to be used; and,
- 3) Any one of semi-transparent stains, manufactured by Sherwin Williams or Cabot and available at local stores, may be applied to a new or existing deck – only one color of stain may be applied to the deck.

BEFORE the deck is replaced or refurbished, the resident may petition the Board in writing to have any or all of these requirements waived.

Manufacturer	Type	Approved Colors
Sherwin-Williams Decking Stains Woodscapes	Semi-transparent	Yankee Barn - SW3505 Cedar Bark - SW3511 Covered Bridge - SW3508
Cabot Decking Stains	Semi-transparent	Taupe New Redwood Bark Mulch

Maintenance Committee

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

The road resealing project will take place after the construction at Trotters Court is finished. A preliminary time frame is early fall.

Finance Committee

No report

Governance Committee

Mrs. Denovan reported that nomination forms for the upcoming Board election were mailed on March 1, 2020. One Board position is open as Mr. Wiley's term expires in May.

The annual meeting will be held on **Tuesday, May 5, 2020.**

Social Committee

No report.

Old Business

There was no old business.

There being nothing more to report, the meeting was adjourned at 8:00 p.m.. The next meeting of the Board of Directors will be April 13, 2020 at 7:00 pm.

Meredith Denovan, Board Secretary

March 30, 2020