

## **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 October 14, 2019 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, Nick Aponte 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 September 16, 2019 be approved as recorded. Mr. Marino presented the Treasurer's report for September, 2019. As of this date, the Association had a net cash balance in its operating budget account of \$54,849.44. The Association Reserve Fund has a balance of \$99,276.33 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: hydrant service, trash collection, and lawn care.

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

### **COMMITTEE REPORTS**

#### Architectural and Landscaping:

The Board discussed a resident's request for a solar installation. After discussion, the Board decided that there was little community interest and that the roof panels would detract from the uniformity of the community per the Covenants.

Upon Motion duly made and seconded, the Board REJECTED the request for a solar panel installation.

Mr. Simon reported that the contract with Downend Landscaping has been extended through December, 2022. There is no increase in 2020. There will be a 2% increase in 2021 and 2022.

#### Maintenance Committee

Phase I of the tree removal project has been completed. Eleven large trees designated as immediate safety risks were removed by Vanicolla Landscaping. Phases 2-5 will be completed over a period of time.

Jack Wiley and his committee are continuing to do repairs to the perimeter fencing. The Board is aware that these are "piecemeal" repairs and there might be a need in the future for major repairs to the 22 year-old fencing.

Mr. Simon reported that he has been receiving requests from vendors, instead of residents, for architectural and landscape changes. Residents are reminded that all such requests MUST come from the homeowner, not the vendor. The Board will only approve direct requests from the homeowner.

The Board discussed a request to renovate the swale in the common area at Ridgeview Road and Riders Run. Downend Landscaping will submit proposals for review at the November meeting.

### Finance Committee

Mr. Marino will prepare a preliminary budget for 2020 for review by the Board at the November Board meeting and subsequent review by the Finance Committee.

The Board discussed the need for adding funds to the Capital Reserve Fund for the ongoing tree removal project and possible perimeter fencing repairs. A projected increase of \$100.00 to the annual dues is under consideration.

### Governance Committee

**No report**

### Social Committee

Susan Dodson, 39 Ridgeview Road, will host the annual Holiday Wine and Cheese at her home on December 15<sup>th</sup> from 5:30-7:30 p.m.

There being nothing more to report, the meeting was adjourned. The next meeting of the Board of Directors will be November 14, 2019 at 7:00 pm.

Meredith Denovan, Board Secretary

October 27, 2019