

## **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, 2021 at 4:00 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 September 20, 2021 be approved as filed.

Mr. Marino presented the Treasurer's report for September, 2021. As of this date, the Association had a net cash balance in its operating budget account of \$60,056.22. The Association Reserve Fund has a balance of \$119,826.30. These funds will be used for major repair work in our development, e.g. future tree work.

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

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

### **COMMITTEE REPORTS**

#### Architectural and Landscaping

Mr. Wiley received a request from a homeowner to remove a large tree next to their house. The Board approved this request. Because the tree is next to the house, it does not have to be replaced in kind.

#### Maintenance Committee

Vannicola Landscaping completed the replanting of the berm. Thank you to Ginny Keib and the O'Donnell's for allowing the water hook-up needed to water the newly planted trees.

Aeration and broadcast seeding of all lawns will take place the first week of October, depending on the weather.

Tentative dates for fall cleanups: First and last weeks of November.

#### Finance Committee

Mr. Marino reported that Ryan Brodt (17 Ridgeview) has volunteered to be on the Finance Committee.

Mr. Marino reported that he had received approximately 30 responses to the Board request for homeowners to add RSW as an additional insured to their homeowners' policies.

Governance Committee

**No report**

Social Committee

**No report.**

**Old Business**

Ms. Kadaba reported that two vendors have agreed to perform snow removal services for individual homeowners. Their names will be sent to all homeowners but it is the responsibility of the homeowner to contact them. Any questions or concerns or complaints will need to be communicated to the vendor by the homeowner.

This was done as a courtesy to homeowners. The board does not endorse any vendor and is not responsible for any problems encountered by the homeowner.

**New Business**

The Board reviewed the draft of the revised by-laws of The Runnymede Farms Association. There is a \$500.00 cap on RFA dues. 50% of the residents must approve a higher cap. A 2/3 vote is needed to disapprove the budget. The Board approved the revised by-laws as presented.

A representative from RSW is needed to serve on the RFA Board. Please contact George Simon for more details if you are interested. We do need to have input into the decisions made by RFA so please consider volunteering.

There being nothing more to report, the meeting was adjourned at 5:00 p.m.. The next meeting of the Board of Directors will be on Monday, November 15<sup>th</sup> at 3:00 p.m.

Respectfully Submitted,  
Meredith Denovan, Board Secretary  
November 5, 2021

