

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 Jan. 22, 2024, at 1 p.m., via Zoom. The meeting was called to order by Meredith Denovan, Board President. Present were Lini Kadaba, Al Marino, Joe Connor and Suzy Hoffman, 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 Dec. 18, 2023, be APPROVED as filed.

Mrs. Denovan reported that a homeowner in violation of the requirement to maintain homeowners' insurance and submit proof thereof has come into compliance as of January 2024 and has paid fines totaling \$150.

As a reminder to the community, it is incumbent upon homeowners to provide proof each year of homeowners insurance, before the document on file with the Board expires. The easiest way to ensure this is to ask your agent to add the RSW as an interested party.

The Board again discussed the customer service provided by Blosenski trash hauler. As of March 2024, RSW will be in its second year of a three-year contract. Unfortunately, the contract is binding, despite issues with customer service. The Board continues to request better communication from Blosenski.

Mrs. Denovan reported that the homeowners' association board for Trotters Court asked to discuss the \$3,000 road use fee it pays annually to RSW for use and maintenance of Riders Run, which provides access to Trotters. The Board agreed that there was no reason to renegotiate the fee, which was negotiated in good faith with the builder in 2017.

Mr. Marino presented the Treasurer's report for December, 2023. As of this date, the Association had a net cash balance in its operating budget account of \$15,683.34. The Association Reserve Fund has a balance of \$102,668. These funds will be used for capital improvements, structural replacements (retaining wall, for example) or other major repair work in the common areas of our development.

Mr. Marino also conducted an analysis of the health of our Reserve Fund. Based on his review, the Reserve is on target for what was recommended by a 2022 reserve study, which suggested a contribution of \$21,691 for this year. The actual contribution for this year is \$21,450. Mr. Marino said he was confident that was enough to cover any expenses that fall under the Reserve Fund. He plans to do this analysis on a quarterly basis.

Mr. Marino noted that one capital project that needs to be addressed at some point is the erosion in and around the large boulders on the perimeter of our community along parts of Post Run and Ridgeview Road. The Board plans to investigate the issue.

Mr. Marino asked permission to pay the following January 2024 expenses for trash/recycling and the new speed limit/children at play signage (\$638). Upon Motion duly made and seconded, the Board APPROVED the payment of \$2,045.90 for January expenses. He also noted that he plans to pay the remainder (\$5,825) owed Vannicolo for tree work by the end of January.

Mr. Marino reported that more than half the community has paid the annual dues bills for 2024 of \$1,850 per home plus \$229 for the trash/recycling. The total must be received by Jan. 31 to avoid late fees.

Mr. Marino also reported that Bill Denham, CPA, will be conducting his annual review of the RSW financial statements and tax returns.

COMMITTEE REPORTS

Architectural and Landscaping Committee

Mrs. Hoffman, as liaison to the ALC and Board representative, and Cindi Sullivan, ALC chair, plan to meet with McCullough Landscaping in February to review the 2023 season and expectations for the 2024 season.

Maintenance Committee

Mr. Connor reported that the speed limit and children at play signage project has been completed. The total cost was about \$700. The Board plans to consider replacement of its current wooden stop signs with more durable, lower-maintenance aluminum signs, budget allowing.

Finance Committee

No report.

Governance Committee

Mr. Connor reported the committee plans to meet quarterly, with its first 2024 meeting expected in March, to continue its review of bylaws and covenants.

Social Committee

Ms. Kadaba reported that the RSW's enthusiastic Social Committee (Zofia Dripps, chair, Gail Simon and Donna Clarke), along with volunteer Stephanie Martin, are planning a

block party for **Sunday, June 9**. Save the date. More details to come. If anyone else is interested in helping, please contact Lini Kadaba at rswwboard@gmail.com.

The Board APPROVED \$500 for the committee to use toward its events.

Ms. Kadaba reported the next newsletter is planned for the spring.

RFA Update

Mrs. Hoffman reported that the township is considering the addition of a Caswell Apartments sign at the entrance to Runnymede Farms.

Mrs. Hoffman also reminded that any questions or complaints related to the RFA community should be addressed to CAMCO. The contact is Kevin Meconi at kmeconi@camcomgmt.com. Kelly O'Donnell is his assistant and reachable at kodonnellcamcomgmt.com.

Old Business

Ms. Kadaba reported that Blosenski informed the Board that it expects delivery of the recycling bins to occur shortly.

New Business

No report.

There being nothing more to report, the meeting was adjourned at 2.39 p.m. The next meeting of the Board of Directors is scheduled for Feb. 19, 2024, at 5 p.m.

If you would like to add an item to the Board agenda for the Board to discuss, please email the board at rswwboard@gmail.com by Feb. 16, 2024.

Respectfully Submitted,
Lini Kadaba, Board Secretary
Jan. 29, 2023