

THE RESERVE AT SPRINGTON WOODS HOMEOWNERS ASSOCIATION

The meeting of the Board of Directors of The Reserve at Springton Woods Residents Association was held via Zoom on June 17, 2024, at 5 p.m. The meeting was called to order by Al Marino, Board President. Present were Lini Kadaba, Nick Aponte, 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 May 13, 2024, be APPROVED as filed.

Mr. Marino suggested that revisions to the Covenants address the selection of Board positions following the Annual Meeting. Mr. Connor, chair of the Governance Committee, agreed to look at that.

Mr. Aponte presented the May 2024 Treasurer's report. He reported that as of this date, the Association had a net cash balance in its operating budget account of \$94,472.29. The Association Reserve Fund has a balance of \$119,521.55. These funds will be used for capital improvements, structural replacements (roads, retaining wall, for example) or other major repair work in the common areas of our development.

Mr. Aponte asked permission to pay the following preliminary June 2024 expenses for trash/recycling, insurance to cover the directors (\$1,586) and the Block Party (see Social Committee for details). Upon Motion duly made and seconded, the Board APPROVED the payment of \$4,242.08 for preliminary June expenses. May's final expenses totaled \$9,285.87, most of it related to landscaping expenses.

Mr. Aponte suggested investing a portion of the operating budget in laddered, short-term CDs or other investment. The Board supported pursuing this tactic.

Mr. Aponte reported that an audit related to workers compensation insurance was underway. He also reported that the rate for the insurance that covers Board directors upto \$3 million each was about the same rate.

COMMITTEE REPORTS

Architectural and Landscaping Committee

Mrs. Hoffman reported that McCullough Landscaping had sprayed for weeds in common areas.

The Board is reviewing its process for approving the expansion of decks, which requires a township permit.

The Board met with Destin McCullough of McCullough Landscaping on June 6, 2024. While the Board noted the overall landscaping work was good, it pointed out several areas for improvement. Destin was amenable to the suggestions that included regular weeding around the front entrance sign, blowing of grass clippings as the mowing is done, rather than waiting until the end of the day, and more timely application of fertilizers and weed treatments as noted in the contract.

The Board APPROVED trimming of bushes on the small berm along Post Run for \$525.

The Board also APPROVED aeration of lawns this fall. More information to come.

Ms. Kadaba reported that about 22 residents were cited following the annual inspection. Most of the issues involved mold on the half wall. The residents have until **July 12** to address the issues.

The Board APPROVED adding additional areas of inspection for next year. The revision of Covenants is expected to include these additional areas: roofs, driveways, and decks.

Mrs. Hoffman reported that work on the swale on common area near the cul de sac will begin around June 25, weather permitting. Cost is \$3,662.

She also reported that Vannicolo is working on several tree removal projects on common areas approved earlier this year.

Mrs. Hoffman reported that grass seed was distributed to homeowners. It is suggested that if the seed has not been already used to save it for the fall, when the weather will be cooler and more conducive to grow new grass.

Ms. Kadaba reminded that inspection of the streetview of yards for weeds will take place every two weeks, around the 15th and 30th of the season through September. Those with weeds in the beds or tree rings will receive a weeding violation notice and have about two weeks to rectify the situation. If weeds are not removed, the Board reserves the right to hire McCullough to weed the property at the homeowner's expense. Several weeding violations went out in June.

McCullough Landscaping will provide again this year its weeding service for \$90 an hour. Homeowners should contract directly with McCullough if interested. Email: destin@dmpropertymaintenance.com.

Maintenance Committee

Mr. Connor reported that committee members helped clear tree branches from the large berm. It was noted the berm had several more piles of tree branches than expected. McCullough was retained for \$175 to clear all piles. Residents are reminded that the top of the top of the berms (small and large) are common area and residents should not pile sticks and/or other debris there.

The Board is looking for volunteers to help with occasional small projects within the community. This allows the Board to keep dues at a reasonable rate. Those interested, please email the Board at rswwboard@gmail.com.

Finance Committee

Mr. Aponte and Mr. Marino met with committee member **Ryan Brodt** to review financials as part of transitioning from Mr. Marino to Mr. Aponte as Board treasurer.

Governance Committee

Mr. Connor reported the committee met on May 21 and reviewed covenants and easements.

The committee recommended and the Board APPROVED retaining HOA-specialized attorney Adam Marcus of Marcus and Hoffman in Media to review RSW Covenants, Easements and Bylaws. The initial review and recommendations are at no cost.

Mr. Connor reported that implementing changes to the Covenants and Bylaws and getting township approval could result in legal fees ranging from \$5,000 to \$15,000. The committee has been working hard on proposed revisions to keep costs down and toward the lower end of the estimate.

The committee will next meet late July.

Social Committee

Ms. Kadaba reported that the RSW Block Party held on June 9 was a huge success. The Board thanks the members of the committee (chair **Zofia Dripps** and members **Donna Clarke, Ashley Connor, Stephanie Martin** and **Gail Simon**) for its outstanding work!

Congratulations to all the winners of the raffle prizes and thanks to the **Donnellys** for the Nifty Fifty's donated basket.

The cost of the party was as follows:

Social Committee Annual Budget: \$500
Cost of Party: \$765.12
Kona Ice Truck (paid for by the Board): \$375.24
Money Collected from Attendees: \$410

TOTAL BOARD EXPENDITURE: \$730.36

The party had 92 attendees, including 25 children, or 34 households.

The committee is meeting on June 17 to plan future events.

RFA Update

Mrs. Hoffman reported on the RFA annual meeting that was held May 15.

The pickleball courts have been completed.

The swimming pool had a major leak that was repaired.

The walking trail is nearing completion.

The tennis courts are expected to be resurfaced next year.

Old Business

Ms. Kadaba reported that eight residents were sent reminders regarding delinquency on providing current documentation of homeowners insurance. The document must be provided by July 1 to avoid a fine.

New Business

Ms. Kadaba reported that the Homeowners Directory will be updated over the summer. More information to come.

There being nothing more to report, the meeting was adjourned at 6:25 p.m. The next meeting of the Board of Directors is scheduled for July 22, 2024, at 5 p.m. at 16 Ridgeview Road.

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 July 19, 2024.

Respectfully Submitted,

Lini Kadaba, Board Secretary
June 22, 2024