

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 May 13, 2024, at 5 p.m. at 16 Ridgeview Road. 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 April 15, 2024, be APPROVED as filed.

The Annual Meeting was held May 7. Congratulations to Al Marino and Nick Aponte for winning the election for two open positions on the Board. The results are as follows:

Al Marino, 26 votes...90 percent
Nick Aponte, 25 votes...86 percent
Howard Gordon, 6 votes...21 percent

36 percent of the community voted with 29 ballots.

The Board has determined the following positions:

Al Marino, president
Susan Hoffman, vice president
Nick Aponte, treasurer
Lini Kadaba, secretary
Joe Connor, member-at-large

Mr. Marino reviewed suggestions from residents at the Annual Meeting that was held May 7, 2024. Suggestions included possible incentives or penalties related to the quality of work by McCullough Landscaping and requiring McCullough workers to wear shirts with the company name. These are being considered. It also was suggested that the nominating form for Board positions be revised to make clear nominees are running for Board director spots, not a specific position. Positions are appointed by consensus at the conclusion of the annual meeting. The Board APPROVED this change to the form.

Mr. Marino presented the April 2024 Treasurer's report as part of transitioning to Mr. Aponte as the 2024-2025 treasurer. Mr. Marino reported that as of this date, the Association had a net cash balance in its operating budget account of \$99,869.16. The Association Reserve Fund has a balance of \$119,053. 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. Marino asked permission to pay the following May 2024 expense for trash/recycling. Upon Motion duly made and seconded, the Board APPROVED the payment of \$1,515.22 for May expenses. April's final expenses totaled \$9,286.30, the bulk related to landscaping expenses. As of now, RSW is overbudget by about \$4,000 due to snow plowing, dyed mulch, and other unanticipated expenses.

Mr. Marino reported that the RSW is on track for the amount kept in the reserve fund as recommended by the reserve study conducted in 2022.

Mr. Marino also reported that all homeowners have now paid the annual dues.

Mr. Marino noted that the application for the insurance policy that covers Board members up to \$3 million each has been filed.

COMMITTEE REPORTS

Architectural and Landscaping Committee

The Board and ALC welcomes **Carol Frank** of Post Run to the committee.

The Board APPROVED a deck project on Post Run. A township permit to enlarge the deck was acquired as required by RSW regulations and township rules.

The Board is planning a meeting with McCullough Landscaping for early June to address resident concerns with the quality of work.

Mrs. Hoffman reported that work on a common area swale near homes on the cul de sac was bid at \$3,662 by Downend and will begin shortly.

She also reported that the ALC annual inspection of properties was delayed due to rain. It will take place over the next two weeks. As usual, the following areas will be inspected: Mold on walls, leaning or dirty mailboxes/posts, faded shutters and dead trees/shrubs. Emails to those in violation will go out around June 1. Residents cited will have 30 days to address the problem. If the problem is not addressed, the Board can issue fines.

Mrs. Hoffman noted that Vannicolo tree services have been hired to remove an oak tree that fell in the common area near Ridgeview, trim common area branches on the small berm along Post Run, and remove dead ash trees in common area behind Riders Run. The work will take place in June.

Ms. Kadaba reported that 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

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 rswboard@gmail.com.

Finance Committee

No report.

Governance Committee

Mr. Connor reported the committee will meet next on May 21 as it continues to revise the covenants.

He also noted the committee is looking to hire the services of an attorney who specializes in HOAs.

Social Committee

Ms. Kadaba reported that the RSW Block Party will be held **Sunday, June 9** at the cul de sac on Ridgeview Road. So far, 28 households and counting are planning to attend. Please RSVP by May 15, by using the Venmo code on the invitation (also posted to the RSW website) or by dropping off a check for \$10 per household to Zofia Dripps at 26 Ridgeview Road.

She also reported that the Spring newsletter was sent out.

RFA Update

The RFA annual meeting will be May 15.

Old Business

Ms. Kadaba reported that several homeowners have insurance policies that expire in May and have not provided the renewal documents. Reminders will go out June 1.

Please add the RSW as an interested party so that it receives the documentation automatically.

New Business

No report.

There being nothing more to report, the meeting was adjourned at 6.31 p.m. The next meeting of the Board of Directors is scheduled for June 17, 2024, via Zoom.

If you would like to add an item to the Board agenda for the Board to discuss, please email the board at rswboard@gmail.com by June 14, 2024.

Respectfully Submitted,
Lini Kadaba, Board Secretary
May 16, 2024