

## 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 August 29, 2022, at 5 p.m. via Zoom. The meeting was called to order by Meredith Denovan, Board President. Present were Lini Kadaba, Al Marino and George Simon, 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 July 20, 2022, be approved as filed.

Mr. Marino presented the Treasurer's report for July, 2022. As of this date, the Association had a net cash balance in its operating budget account of \$61,197.74. The Association Reserve Fund has a balance of \$126,638.62. These funds will be used for capital improvements, structural replacements or other major repair work in the common areas of our development.

Mr. Marino asked permission to pay the following August expenses: office, trash collection, lawn care/landscaping, reserve study balance and berm watering. Upon Motion duly made and seconded, the Board APPROVED the payment of \$6,612.73 for these expenses.

The Board APPROVED opening an 18-month CD at Citadel Credit Union at 3.15% for \$50,000, currently in a HYS account, and will renew its current 14-month CD when it matures in 2023 for a one-year term.

Ms. Kadaba reported that two homes have not submitted proof of insurance coverage as required by our covenants and state law. Emails and certified letters were sent to the homeowners. Failure to comply could result in fines.

Mr. Marino reported that the Board's insurer, State Farm, is in the process of its annual audit of the RSW's workers compensation coverage.

## **COMMITTEE REPORTS**

### **Architectural and Landscaping Committee**

The O'Donnells have agreed to again allow access to their water line in order to water the new trees planted on the berm last year; the cost will be reimbursed. The Board thanks the O'Donnells for help with this project.

Ms. Kadaba reported that only three homes of those found to have concerns during the annual Spring Inspection had not addressed the issues. They will be notified by email.

Ms. Kadaba reported that weed inspections of front/streetview beds continues through the end of September.

It is the responsibility of the RSW homeowner to regularly weed his/her flower beds, tree rings, and the area under the deck per RSW regulations. Those in violation will be notified.

The Board APPROVED trimming of the side of the berm and the top of the perimeter wall for sometime in late September/early October. Those will be the final trims for the season.

### **Maintenance Committee**

No report.

### **Finance Committee**

No report

### **Governance Committee**

No report

### **Social Committee**

Plans are being discussed for additional socials.

Ms. Kadaba is putting together a Fall newsletter. Please send news of interest to the community to [rswboard@gmail.com](mailto:rswboard@gmail.com).

### **Old Business**

Mr. Simon reported that he has communicated with six of the seven landscapers that received requests for proposals (RFPs) by email and U.S. mail. The Board will begin reviewing proposals around Oct. 1, 2022, and a decision on a contractor will be made around mid-November. Our contract with Downend is up end of 2022.

The Board continues to discuss a possible increase in the annual dues to cover anticipated increased costs of landscaping services. No decision has been made at this time.

**New Business**

No report.

There being nothing more to report, the meeting was adjourned at 6 p.m. The next meeting of the Board of Directors is scheduled for Sept., 27, 2022, at 5 p.m. by Zoom.

Respectfully Submitted,  
Lini Kadaba, Board Secretary  
Sept. 12, 2022