

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 Dec. 12, 2022, at 5 p.m. at 16 Ridgeview Road. The meeting was called to order by Meredith Denovan, Board President. Present were Lini Kadaba (via Zoom), Al Marino, George Simon 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 Nov. 21, 2022, be approved as filed.

Mr. Marino presented the Treasurer's report for November, 2022. As of this date, the Association had a net cash balance in its operating budget account of \$32,730.13. The Association Reserve Fund has a balance of \$127,394.22. 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 December expenses: trash collection, insurance, lawn care/landscaping, front entrance plantings and common area tree branch trimming. Upon Motion duly made and seconded, the Board APPROVED the payment of \$13,200.10 for these expenses.

Mr. Marino presented the budget for 2023, noting that Ryan Brodt, a member of the Finance Committee, had reviewed it. Upon Motion duly made and seconded, the Board APPROVED the 2023 budget. The Board thanks Mr. Brodt for his help.

Mr. Marino noted that he will be sending out bills for the annual dues and trash/recycling. The HOA dues did not increase and remain \$1,695. The trash and recycling is \$229. **The total owed is \$1,924.** The bill also will include a reminder that all homeowners must provide proof of homeowners insurance. Homeowners can add the RSW as an interested party, email or mail the declaration page or provide an email from their agent stating coverage. This is an annual requirement.

Mr. Simon presented the landscaping contracts. Upon Motion duly made and seconded, the Board APPROVED a three-year contract with McCullough's Property Maintenance based in Westtown, Pa.

COMMITTEE REPORTS

Architectural and Landscaping Committee

Mrs. Hoffman reported updates to the deck regulations. Please see the RSW website at reserveatspringtonwoods.com for details.

Mrs. Hoffman also reported that the final leaf collection for the season will occur in December.

Maintenance Committee

Mr. Simon reported the replacement of several perimeter fence posts and rails has been completed. Eighteen rails and five posts were replaced.

Mr. Simon reported that repair of storm drains is expected to occur by the end of the year.

The Board has agreed that the perimeter fence is in need of replacement, and Mr. Simon is putting together a list of potential fence contractors. The plan is to conduct this major work in 2023 or 2024. Reserve funds will be used. The project requires community approval. A letter with more details will be sent to homeowners.

Finance Committee

No report.

Governance Committee

No report.

Social Committee

No report.

Old Business

Mrs. Denovan agreed to contact electricians regarding the installation of solar lights at the front entrance.

New Business

No report.

There being nothing more to report, the meeting was adjourned at 5:54 p.m. The next meeting of the Board of Directors is scheduled for Jan. 16, 2023, at 2 p.m.

Respectfully Submitted
Lini Kadaba, Board Secretary
Jan. 10, 2022