

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. 18, 2023, at 2 p.m. at 16 Ridgeview Road. The meeting was called to order by Meredith Denovan, Board President. Present were Lini Kadaba, 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 Dec. 12, 2022, be approved as filed.

Mr. Marino presented the Treasurer's report for December, 2022, and 2022 year to date. As of this date, the Association had a net cash balance in its operating budget account of \$57,243.54. The Association Reserve Fund has a balance of \$128,911.66. 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: office expenses, trash collection, and salting roads. Upon Motion duly made and seconded, the Board APPROVED the payment of \$2,686.49 for these expenses.

Mr. Marino reported that so far 25 homes have paid their annual dues (total \$1,924, including \$229 for trash/recycling collection, per household). The deadline is Jan. 31. The bill also included 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.

The Board approved the following fine structure for residents who do not submit annual proof of homeowners insurance as required by RSW Covenants:

Residents whose coverage is not current will be given a 30-day written notice and will be fined \$50.00 per month until documentation is received.

Mr. Marino also reported that the RSW's 2022 financial audit is starting, including the preparation of the RSW's tax returns.

COMMITTEE REPORTS

Architectural and Landscaping Committee

No report.

Maintenance Committee

Mr. Simon reported that the repair of storm drains has occurred. The cost was \$4,750.

Mr. Simon presented drafts of the letter and ballot that are expected to go out to residents in the spring regarding replacement of the perimeter fence. The project requires community approval. 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 Fall 2023. Reserve funds will be used.

Finance Committee

No report.

Governance Committee

No report.

Social Committee

No report.

Old Business

Mrs. Denovan is contacting electricians regarding the installation of solar lights at the front entrance.

Mrs. Hoffman, who also serves as Runnymede Farms Association secretary, reported that the RFA continues to solicit the return of ballots that went out last year regarding changes to its covenants. **If you have not returned your ballot, please do so.** The changes call for a one-time \$100 increase of RFA dues, from \$400 to \$500 and the expansion of its board to seven members, allowing each HOA in Runnymede Farms to be represented. The Board recommends approval (vote yes) of these changes.

Mrs. Hoffman also reported that Runnymede Farms will be getting additional walking trails as part of the construction of the apartment complex. A portion of those paved trails will be built on the right of way of RSW property near Runnymede Drive and Riders Run.

New Business

No report.

There being nothing more to report, the meeting was adjourned at 3 p.m. The next meeting of the Board of Directors is scheduled for March 6, 2023, at 5 p.m.

Respectfully Submitted,
Lini Kadaba, Board Secretary
Feb. 14, 2022