

## 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 Nov. 21, 2022, at 5 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 Oct. 17, 2022, be approved as filed.

Mr. Marino presented the Treasurer's report for October, 2022. As of this date, the Association had a net cash balance in its operating budget account of \$41,396.87. The Association Reserve Fund has a balance of \$127,150.30. 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 November expenses: PO Box rental, trash collection, lawn care/landscaping and watering the berm trees. Upon Motion duly made and seconded, the Board APPROVED the payment of \$8,516.74 for these expenses.

Mr. Marino presented the preliminary budget for 2023. It will go to the Finance Committee for further review.

### **COMMITTEE REPORTS**

#### **Architectural and Landscaping Committee**

Mrs. Hoffman reported that a third leaf collection will occur in December.

The Board continues to use the O'Donnells 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.

#### **Maintenance Committee**

The Board contracted for the replacement of several perimeter fence posts and rails, and the work is nearly completed. It cost \$600.

The Board agreed that the perimeter fence is in need of replacement. The plan is to conduct this major work in 2023. Reserve funds will be used. The project requires community approval.

**Finance Committee**

No report

**Governance Committee**

No report

**Social Committee**

No report

**Old Business**

Mrs. Denovan presented rates for trash hauling from several haulers. The Board APPROVED a 3-year contract effective March 1, 2023, with Blosenski, which had the most competitive rate. The annual rate will be about \$228, which includes a diesel fuel surcharge.

The Board APPROVED contracting with Ebling for road snow removal.

The Board continued to discuss the landscaping contract. Our contract with Downend is up end of 2022.

**New Business**

Ms. Kadaba is investigating the use of solar lights at the entrance to the RSW.

There being nothing more to report, the meeting was adjourned at 6:15 p.m. The next meeting of the Board of Directors is scheduled for Dec. 12, 2022, at 5 p.m.

Respectfully Submitted  
Lini Kadaba, Board Secretary  
Dec. 8, 2022