

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. 25, 2024, at 5 p.m. at 7 Post Run. The meeting was called to order by Al Marino, Board President. Present were Lini Kadaba, Ana Stern, 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 Oct. 21, 2024, be APPROVED as filed.

The Board APPROVED Ana Stern's appointment as of Oct. 28, 2024 as RSW Board treasurer to fulfill the remainder of the term of Nick Aponte, who resigned. Mrs. Stern of Post Run has extensive banking, finance and accounting experience. The Board welcomes Mrs. Stern, appreciates her willingness to serve the community and looks forward to working with her.

Mr. Marino reported Trotters Court hopes to replace the dead and undersized trees by Spring 2025 at the latest. The original agreement between RSW and Trotters required 12-foot trees.

Mrs. Stern presented the October 2024 Treasurer's report. She reported that as of this date, the Association had a net cash balance in its operating budget account of \$29,109.99. The Association Reserve Fund has a balance of \$122,197.47. 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.

Mrs. Stern asked permission to pay the following preliminary November 2024 expenses, including for trash/recycling, legal expenses (\$2,000), Workman's Comp insurance (\$2,820) and PO Box rental (\$200). Upon Motion duly made and seconded, the Board APPROVED the payment of \$6,825.91 for November expenses. October's final expenses totaled \$15,665.90 (mostly landscaping).

Ms. Stern reported that McCullough Landscaping has reimbursed RSW for \$3,669 in additional Workman's Compensation fees assessed to RSW related to the lapse of the company's WC insurance. Going forward, this issue is expected to be resolved.

Ms. Stern recommended the use of bank check payment (electronic transfer of funds) to pay bills. The Board APPROVED this method.

COMMITTEE REPORTS

Architectural and Landscaping Committee

Mrs. Hoffman reported that one complaint was received regarding the frequency of the leaf collection. It was noted that the Board approved an additional leaf collection this year, for a total of three, and has budgeted for three collections in 2025. The Board will continue to monitor the leaf situation and plans to discuss options with McCullough, including the possibility of individual homeowner's contracting directly with McCullough for increased leaf collections.

Mrs. Hoffman also reported that the 2nd leaf collection/fall clean up is scheduled for the week of Nov. 25, weather permitting. She added that the 3rd and final leaf collection/fall clean up will take place by the end of the year.

Mrs. Hoffman also reported that the pachysandra plantings along the swale at the cul de sac are not fairing well. The landscaper (Downend) will be contacted to replace the plants under the warranty, if applicable.

Mrs. Hoffman also reported that replacing copper awnings cost several thousand dollars. Mr. Connor, liaison to the maintenance committee, will investigate the possibility of painting awnings.

Ms. Kadaba reported that notices were sent to a homeowner on Riders regarding holiday lights up before Dec. 1; to a homeowner on Post Run who had a contractor sign displayed, and to a homeowner on Ridgeview who had a decorative metal flower in the front bed.

Maintenance Committee

The Board APPROVED resealing the roads in the summer of 2026. The maintenance project was last done in the summer of 2021. A RSW study recommended resealing every five years. An initial bid by the contractor used before came in at \$16,700. At least two additional bids will be secured before a contractor is hired. Costs for the project will come from the Reserve Fund.

Finance Committee

Mr. Marino and Mrs. Stern reported that the preliminary 2025 budget is completed. The Board APPROVED \$100 increase in dues for 2025 due primarily to the need for continued tree work in the common areas, increases in landscaping costs and increased contributions to the reserve fund in anticipation of the road resealing project. The trash fee will increase by \$18. Given the covenants are still being amended to allow electronic sending of the bill, the Board has decided it would be prudent to also mail the bill this year. Bills will go out around Dec. 15.

Dues will be \$1,950 plus \$247 for trash. The total is due Jan. 31.

Governance Committee

Mr. Connor reported that Marcus & Hoffman are in the process of amending the covenants and bylaws and Mr. Marino and he have reviewed the documents. The rest of the Board is reviewing as well. The amended documents are expected to be completed in January 2025. The total cost in legal fees is estimated at \$6,500 to \$7,000.

Social Committee

The Board APPROVED the invitation for the Winter Chill scavenger walk. It will go out in early January. Ms. Kadaba thanked Donna Clarke and Zofia Dripps for designing the invitation.

The Winter Chill will take place on Sunday, **Feb. 23**, from 1:30 to 5 p.m.. Save the date! Volunteers welcome. Contact the Board at rswwboard@gmail.com.

All ages welcome for a fun afternoon of clues, prizes, cookies, cocoa, cider and more. \$5 per household.

RFA Update

No report.

Old Business

Ms. Kadaba reported that two households are delinquent on the required homeowners insurance documentation. Each has been assessed a \$50 fine.

New Business

None.

There being nothing more to report, the meeting was adjourned at 6:50 p.m. The Board will not meet in December. The next meeting of the Board of Directors is scheduled for 10 a.m. on Jan. 20 via Zoom.

If you would like to add an item to the Board agenda for the Board to discuss, please email the board at rswwboard@gmail.com by Jan. 17, 2024.

Respectfully Submitted,

Lini Kadaba, Board Secretary
Dec. 4, 2024