

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 Sept. 23, 2024, at 5 p.m. at 26 Post Run. The meeting was called to order by Al Marino, Board President. Present were Lini Kadaba, Nick Aponte, 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 Aug. 26, 2024, be APPROVED as filed.

The Board continues to monitor the service of Blosenski Trash Haulers. The Board was notified of a class action suit settlement involving Blosenski. Mr. Connor, on behalf of the Board, plans to file a claim. The deadline is Dec. 2.

It was brought to the Board's attention that some of the trees that form a border between RSW and Trotters Court behind Riders Run have died. The Board is working with Trotters Court's board to replace the dead trees.

The Board has been asked to review changes to the RFA covenants/bylaws and plans to send a representative/s to an Oct. 7 meeting, where the changes will be reviewed.

Mr. Aponte presented the August 2024 Treasurer's report. He reported that as of this date, the Association had a net cash balance in its operating budget account of \$64,607.59. The Association Reserve Fund has a balance of \$121,237.27. 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.

Mr. Aponte asked permission to pay the following preliminary September 2024 expenses for trash/recycling, lawn care and swale-related expense for watering. Upon Motion duly made and seconded, the Board APPROVED the payment of \$2853.70 for preliminary September expenses. August's final expenses totaled \$8,360.52.

Mr. Marino asked Board liaisons to ask their RSW committee chairs for budget proposals for 2025 by mid October, as the Board's budget process gets underway.

COMMITTEE REPORTS

Architectural and Landscaping Committee

The Board DENIED a request to place a driveway curb mat on Ridgeview.

The Board APPROVED a new deck for a home on Post Run contingent upon securing a permit from the township.

Mrs. Hoffman reported that the aeration project was completed successfully.

The Board cited a home on Post Run for violation of the RSW's parking regulations.

A home on Post Run asked the Board to determine whether overgrown trees are on common property or not. A Board member will inspect the area.

The Board APPROVED the removal of a tree stump from storm damage and seeding over of the area.

Maintenance Committee

No report.

Finance Committee

Mr. Aponte reported that he opened an 8-month CD at Citadel at 5%.

Governance Committee

Mr. Connor reported HOA attorney Adam Marcus is reviewing the RSW covenants, bylaws, amendments and rules and regulations as previously approved.

Social Committee

Ms. Kadaba reported that the Winter Scavenger Walk will take place on **Feb. 23** in the afternoon. Save the date! Volunteers welcome. Contact the Board at rswboard@gmail.com.

RFA Update

No report.

Old Business

Ms. Kadaba reported that 4 homeowners have failed to provide current homeowner insurance documentation. The homeowners will be sent a reminder.

New Business

None.

There being nothing more to report, the meeting was adjourned at 6:30 p.m. The next meeting of the Board of Directors is scheduled for Oct. 21, 2024, at 5 p.m. at 31 Post Run.

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 Oct. 18, 2024.

Respectfully Submitted,
Lini Kadaba, Board Secretary
Oct. 11, 2024