

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 September 16, 2019 at 36 Ridgeview Road, Newtown Square, PA at 6:30 p.m. The meeting was called to order by George Simon, Board President. Present were Jack Wiley, Meredith Denovan, Nick Aponte and Al Marino, 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 August 12, 2019 be approved as recorded. Mr. Marino presented the Treasurer's report for August, 2019. As of this date, the Association had a net cash balance in its operating budget account of \$55,177.12. The Association Reserve Fund has a balance of \$99,371.96 These funds will be used for major repair work in our development, e.g. future tree work in the RSW common areas. Mr. Marino asked permission to pay the following expenses: hydrant service, trash collection, office supplies, and lawn care.

Upon Motion duly made and seconded, the Board. APPROVED the payment of these expenses.

COMMITTEE REPORTS

Architectural and Landscaping:

The Board approved **Sherwin Williams Tricorn Black (36258)** as the alternate paint color for exterior doors and shutters with the understanding that the door handles will still be brass. The updated regulation will be sent to residents and posted on the web site.

The Board approved **GAF Timberline HD roof shingles in Slate Gray as an accepted roof replacement shingle with the understanding that the GAF shingles can only be used as a full roof replacement. The GAF shingles are not an exact color match with the original Tamko shingles and therefore cannot be used for partial shingle replacement.**

Mrs. Denovan reported that residents who were cited in the Annual Inspection were sent letters in June with a date of August 1st to comply. All residents have complied with the inspection requests. During the re-inspection, roof and stucco mold was noted on some homes. Notices will be sent to those individuals.

Mr. Simon presented a request from s homeowner for a solar installation. The Board took the request under consideration and will do further research on the issue of solar installations in our community.

The Board approved broadcast seeding along with the aeration process. Downend will aerate and seed all lawns the week of September 23rd, weather permitting.

Mr. Wiley reported that Cindi Sullivan, 22 Riders Run, has agreed to be chairperson of the ALC.

Maintenance Committee

Phase I of the tree removal project will begin in October.

Jack Wiley and his committee are continuing to do repairs to the perimeter fencing.

There was nothing to report from the Finance, Governance, or Social Committees.

There being nothing more to report, the meeting was adjourned. The next meeting of the Board of Directors will be October 14, 2019 at 7:00 pm.

Meredith Denovan, Board Secretary

September 19, 2019