

## 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 20, 2021 at 5:00 p.m. at 36 Ridgeview Road. The meeting was called to order by George Simon, Board President. Present were Meredith Denovan, Lini Kadaba, Jack Wiley, 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 19, 2021 be approved as filed.

Mr. Marino presented the Treasurer's report for August, 2021. As of this date, the Association had a net cash balance in its operating budget account of \$64,907.18. The Association Reserve Fund has a balance of \$119,786.30. These funds will be used for major repair work in our development, e.g. future tree work.

Mr. Marino asked permission to pay the following expenses: trash collection, website renewal, landscaping and lawn care.

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

### COMMITTEE REPORTS

#### Architectural and Landscaping

No requests

Residents are reminded that weeding of properties is the responsibility of the homeowner. Weed inspections take place on the first and fifteenth of each month beginning in June through October. Residents will be notified via email of weeding violations.

#### Maintenance Committee

Vannicola Landscaping will complete the berm renovation in the next two weeks.

Aeration and spot-seeding of all lawns will take place the first week of October, depending on the weather.

#### Finance Committee

**No report**

#### Governance Committee

**No report**

Social Committee

**No report.**

Old Business

**No report**

New Business

Ms. Kadaba reported that she had contacted 10 vendors requesting snow removal services for driveways and walkways. Only 2 replied. Since neither vendor has previously worked in our neighborhood, the Board is not making a recommendation nor negotiating a group rate. However, we will share their information via email to all homeowners. As in the past, Individual homeowners will contract with the vendor on their own. Any questions or concerns or complaints will need to be communicated to the vendor by the homeowner.

This was done as a courtesy to homeowners. The board does not endorse any vendor and is not responsible for any problems encountered by the homeowner.

The Board met with Steve D'Orio from State Farm Insurance to discuss our insurance coverage. Our Covenants require that each homeowner has property insurance and that the HOA is named as an Additional Insured. A letter will be sent to all homeowners with further details on how to comply with this requirement.

There being nothing more to report, the meeting was adjourned at 7:00 p.m.. The next meeting of the Board of Directors will be on Thursday, October 14, 2021 at 4:00 pm.

Respectfully Submitted,  
Meredith Denovan, Board Secretary  
October 5, 2021

