

Spring Acres Hills Homeowners Association
Board of Directors Meeting
May 9, 2005

CALL TO ORDER: The regular meeting of the Spring Acres Hills Homeowners Association was held Monday, May 9th, 2005, at Fire Station #3, Carpentersville, Illinois. President Paul Lanspa called the meeting order at 7:00 PM upon achieving a quorum.

ROLL CALL: Paul Lanspa – President
Vikki Giacalone – Vice-President
Sherry Dobson – Treasurer
Don Erickson – Secretary
Michael Cranston – Director

MANAGEMENT: Christy Petty, Property Manager, Foster/Premier, Inc.

TREASURERS REPORT:

- Total Cash Assets as of 3/31/05: \$ 101,352.53
- Collected Between 3/31 and 5/5: \$ 2,425.00
- Total Receivables Outstanding: \$ 4,150.00
- Two (2) homeowners have been sent legal notices for their past due assessments: 3880 Parsons Road and 3205 Pine Woods Lane;
- We've eliminated the recording secretary and thus will save \$ 75. per meeting;

APPROVAL OF THE MINUTES:

Upon a motion duly made by Sherry Dobson, seconded by Michael Cranston and unanimously carried, the April 11th, 2005 minutes were approved as presented.

MANAGEMENT REPORT:

- There were seventeen (17) architectural reviews done in the previous month;
- Drafts were completed for the #7 architectural guidelines for room additions;
- Drafts were completed for the #2 architectural statement: New Homes guidelines for units 1-3;

REPORT ON PONDS:

The intent of the SAH HOA relative to ponds is to:

- Maintain, clean-up, and naturally balance the four (4) ponds we are responsible for via our own efforts or of hired contractors;
- Perform these tasks in a seasonally timely fashion.

Roadblocks to decision making and immediate action were stated as:

- Scheduled Army Corps of Engineering (ACE) meeting slated for June 11th to review ponds and see if they are in satisfactory condition. More detail is required;
- The city believes nothing should be done prior to this review (later scheduled to May 27th);
- Unknown expectation from ACE.

Going Forward:

- Clarify that Sleepy Hollow Pond not under jurisdiction of ACE;
- Landscaper's to do remedial clean up of silt fence;
- Identify fixed and variable costs of pond work to prioritize expenditures;
- Identify what ponds ACE has jurisdiction over;
- Have Water Specialists Frank Hauser write a "hold SAH HOA harmless letter".

OLD BUSINESS:

- Vikki mentioned that Lois Repede volunteered to run the garage sale;
- Put out a general request for volunteers for the picnic (20);
- It was suggested that Saturday September 17th be considered in lieu of Sunday;
- Time and duration for the picnic would be from 1:00 to 4:00;
- Discussing about food quantities. Last years picnic had too many leftovers. This year leftovers will be donated to the PAD shelter;
- Sherry Dobson and Paul Lanspa to plan and run the committee;

NEW BUSINESS:

- Vikki to obtain as-built drawings for ponds from city, has Frank's pond;
- Bruns Landscaping not mowing around monument. Should be mowing beds to street, bushes need to be replaced and mulched. Bruns to provide quotes for bushes.
- It was decided that the SAH HOA BOD would meet in June, pass July, and then meet every other month: August, October, and December.
- More than half of the community did not receive postcards announcing the HOA meeting;
- A larger post card format (next size up) was decided;
- Athletic and recreational equipment guidelines development has been tabled for this year;
- Tree replacement for properties on High Ridge, Oak Knoll Lane: "if village property, risk management agency should pay".
- Cul-de-Sac landscaping plans on hold until total costs for pond rehabilitation are compiled;

- Monuments on Miller an eventuality with Vikki to investigate establishing easements;
- Paving in Unit 6 (Neumann) not complete, bottom line finish roads this summer; some damage by snow removal. Sidewalks near park of unit 5 are a hazard and need to be repaired – now a village/Park District issue since Unit has been accepted and the warranty period has expired.
- Neumann Homes has not received their bond money due to outstanding obligations to community. City and Neumann at odds over remaining punch list. It was recommended that the media be used to put pressure on this situation;
- Newsletter as developed by Sherry Dobson will cost \$ 200 per quarter. Requesting list of topics; suggestions include classifieds, good contractor list, and advertising section to raise funds.
- A mailing of the new rules will be sent out with a cover letter and an as-of-date. A motion initiated by Mike Cranston and seconded by Sherry Dobson was unanimously approved;
- Street lights in Neumann area, a number of them are out. Recommended that village be contacted;

Bob Lowen (police chief) spoke to the community with regards to ATV and motorized vehicle usage:

- ATV's, pocket bikes, motorized vehicles either gas or electric are not licensable and therefore are not allowed on streets or sidewalks;
- The police must see, or have a signed complaint from a community member and be willing to appear in court to press charges;
- The police cannot act on a community members comment only;
- Raceway Woods is under the jurisdiction of Kane County Forest Police jurisdiction. The Carpentersville police will only intervene if there are life safety issues;
- Bob also commented that paintball in public areas is not allowed. However, paintball on private property is ok; the same was true for BB guns.

ADJOURNMENT:

Upon a motion duly made by Mike Cranston, seconded by Vikki Giacalone, and unanimously carried, seconded and unanimously carried, the meeting was adjourned at 8:35 p.m.

APPROVED BY:

Don Erickson, Secretary