

**Spring Acres Hills Homeowners Association
Board of Directors Meeting
June 13, 2005**

CALL TO ORDER: The regular meeting of the Spring Acres Hills Homeowners Association was held Monday, June 13th, 2005, at Fire Station #3, Carpentersville, Illinois. President Paul Lanspa called the meeting order at 7:02 PM upon achieving a quorum.

ROLL CALL:

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

TREASURER’S REPORT: An audit was conducted to close out Foster Premier, Inc. as the management company.

- Total Cash Assets as of 4/31/05: \$ 100,553.00
 - Collected Between 5/5 and 6/10: \$ 2,525.00
 - Total Receivables Outstanding: \$ 3,795.00
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- Two (2) homeowners have legal notices pending for their past due assessments
 - Two (2) homeowners were refunded a total \$ 250 due to overpayments;
 - Three (3) homeowners had credit balances that were brought to \$ 0.
 - One (1) homeowner was issued \$25 credit due to accounting error

APPROVAL OF THE MINUTES: Upon a motion duly made by Sherry Dobson, seconded by Vikki Giacalone and unanimously carried, the May 9th minutes were approved with the following adjustment: The previous meeting concluded at 8:20 PM and a motion to close was made by Mike Cranston, and seconded by Vikki Giacalone and was unanimously carried.

REPORT ON PONDS:

The meeting on May 27th with USACE revealed that it was their intent to get sign off of the developer provided a natural prairie buffer could be planted around each of the three (3) ponds reviewed. The Sleepy Hollow pond is not part of the sign off. Due to previous history with homeowner’s mowing these buffers, the USACE concluded that watering of the replanted buffers should be the homeowner’s responsibility.

Water Specialists was contracted to do in-water rehabilitation (only) in four (4) ponds. Work was initiated to remove cattails, algae, decay build-up in the pond at Lot 56 on Oak Knoll, the pond at Sleepy Hollow and Parsons, the pond at Pine Woods (reduced scope). Enzymes were used on the pond at lot 70 on Oak Knoll. Work is in process, and initial results are positive.

Mr. and Mrs. Morrison commented that Yellow Daisy destroyed their natural perennials as well as cutting their buried electronic dog fence. They expressed concerns and irritation at sinkholes, non-biodegradable mesh, and the lack of communication by the contractors and subcontractors of the developer.

Report on Ponds (Continued):

Two (2) ponds will be aerated this year; the Sleepy Hollow Pond and the pond at Lot 56 on Oak Knoll. Steve Roesslein has volunteered to be the “pond steward” for the Sleepy Hollow pond and will participate by providing electrical service and maintenance of the aerator. Doug Filer has also volunteered to provide electrical service for the aerator.

OLD BUSINESS:

- A motion was made by Vikki Giacalone to adopt the #2 architectural rules. Sherry Dobson seconded the motion;
- A motion was made by Vikki Giacalone to adopt the #6 rule regarding the use of consistent house materials for room additions. Mike Cranston seconded the motion;
- Regarding fencing: decorative fences must match home materials used, and must be a maximum of 3’-0” high; A motion was made to adopt new Decorative Fence rule ;
- Chicken wire is not an acceptable fence material.

NEW BUSINESS:

- There was discussion regarding complaints. A complaint form is to be filled out by any Homeowner or HOA board member regarding a complaint subject;
- A motion was made by Sherry Dobson to mail out all six (6) rules, and two (2) Architectural Statements. Don Erickson seconded the motion;
- The first newsletter is in its second draft and will be sent out in July. Next issue will be published in October, and may contain advertising (going forward);
- Vikki Giacalone requested reimbursement for the pond as-built drawings;
- Lois Repede is organizing the neighborhood garage sale and is doing the signs, budget, advertising for the 24th and 25th of June. There was a question about getting an insurance company to sponsor.
- SAH Picnic will be held at the Rolling Hills Park on Saturday September 17 so that there are no “Bears” conflicts. Paul Lanspa and Sherry Dobson will run and organize. The price will be the same as last year, and a projected head count of 300 is expected. Additional dollars will be spent versus last year. Tents will be added (because it was so hot last year) and there was discussion about obtaining a moon walk. The moon walk must be in a common area owned by the association, and there was concern as to whether the association had to obtain a waiver. A motion to approve the picnic budget was made by Vikki Giacalone and seconded by Mike Cranston, and all were in favor;
- Discussion was brought forward regarding the Foster Premier Management Company and their potential replacement. A few reasons for not continuing with Foster Premier have to do with service level, system improvements that were never instituted, and communication improvement that never happened. Three (3) bids were obtained. American was not considered because of cost. Vanguard was not considered because the wide breadth of services was mostly not germane. Rage Management was considered a good choice because he could offer us services that Foster Premier could not due to his experience with the village. A motion was made by Don Erickson to hire Rage Management. Sherry Dobson seconded the motion, and all were in favor;
- Replacement of dead landscaping in Chestnut is being delayed until the fall;

HOMEOWNER FORUM:

- There was concern by a homeowner that solicitation by a “steaks salesman” were particularly disturbing, so much so that that homeowner called the police twice;
- Chief Lowen mentioned that the signage at the entry of the subdivision is not sufficient to legally stop solicitation or engage police action. Chief Lowen did however; mention that individual stickers applied on each household stating “no solicitation” is sufficient notification. With the sticker in the window, a homeowner can insist a vendor to leave the premises and the vendor must do so. A permit to solicit does not override the “no soliciting” sticker in the window;
- A number of homeowners brought up the Neumann punch list and the inability of the city and Neumann to negotiate completion. It was suggested that homeowners use the media to draw attention to the issues and create public outcries for action. Vikki Giacalone volunteered to take e-mails regarding this subject and will attend city meetings to represent the community to get resolve;
- Vikki Giacalone voiced her opinion regarding homeowners that felt they were being singled out as violators of covenants. Vikki stated that all decisions regarding violations are by quorum, not individuals. Vikki continued to express the need for the covenants and why there are rules, and the need to use common sense when evaluating a potential infraction. Sherry Dobson stressed that consistency is required regarding violations observations and issuances.
- It was mentioned that there may be some legal exposure regarding contractors signage, it was recommended that contractor signage not be allowed. Discussion to follow;
- Walt Pozdro mentioned that he had a contractor for a water system (presumably sprinkler). He was advised that signage of the contractor would not be acceptable.

UPON A MOTION made by Sherry Dobson, seconded by Vikki Giacalone, and unanimously carried the meeting was adjourned at 8:11

Recording Secretary – Don Erickson