

# *Spring Acres Hills Homeowners' Association*

## BOARD OF DIRECTORS MEETING July 26, 2006

**HOMEOWNERS' FORUM:** The Homeowners' Forum began at 7:07 p.m.

- A question was posed to the Board concerning how frequently Don Rage drives through and inspects the development. Don Rage answered that he is through at least once every other week.
- A question was posed to the Board from the same homeowner concerning why the Board had not addressed a pile of mulch in a specific homeowners' driveway. Paul Lanspa explained that if they wanted to file a complaint, to please do so – but the Board can not discuss, publicly, enforcement actions against any homeowners.
- A question was posed to the Board concerning the pond on the old Parson property.
- A question was posed to the Board concerning the status of the landscaping the cul-de-sac islands, and the type of plants that would be used. Sherry Dobson explained we have had difficulty getting plans prepared to share with homeowners – but the board was still pursuing this.

**CALL TO ORDER:** The regular meeting of the Spring Acres Hills Homeowners Association Board of Directors was held Wednesday, July 26<sup>th</sup>, 2006, at Fire Station #3, Carpentersville, Illinois. President Paul Lanspa called the meeting order at 7:22 PM upon achieving a quorum.

**ROLL CALL:**

- Sherry Dobson – Vice-President
- Juan Juarez – Secretary (absent)
- Paul Lanspa – President
- Sean Ramsey – Treasurer
- Adam Ruiz – Director
- Don Rage – Property Manager

**APPROVAL OF THE MINUTES:** Upon a motion from Sherry Dobson, and seconded by Adam Ruiz, the April 19, 2006 meeting minutes were unanimously approved.

### **General Neighborhood Updates**

- Neighborhood Watch – only 2 homeowners responded to our offer to coordinate a Neighborhood Watch program.
  - It was explained that each block would need a Block Captain to cover their specific area of the neighborhood.
  - The Board agreed they would attempt to set-up another meeting with the Police to have them explain what would be necessary to get the program started.
  - It was further explained the program could not be coordinated as a single neighborhood-wide effort, and would have to be established on a block-by-block basis.
  - The question arose whether we could just purchase Neighborhood Watch signs.

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- Pond Maintenance – Sherry Dobson confirmed that Aquatic Weed Technology would refund 50%, or \$438, of our annual fee due because they had not provided services up to this point.
- Miller Road/Unit 6 – Neumann continues to work on several issues such as:
  - The power pole at the Parson Rd entrance being to far above grade
  - Removing the large boulders along Miller Rd

## **MANAGEMENT REPORT:**

- Doherty Property: Don reported that:
  - The Village is requiring Mr. Doherty to place a sidewalk along the Northern edge of his new lots, although the sidewalk does go anywhere.
  - Mr. Doherty has offered to assist the HOA in procuring equipment and manpower to complete the cul-de-sac islands
  - Still trying to work out the details of moving the Oak Knoll entrance sign – again Mr. Doherty has offered his assistance in completing this.
    - A discussion ensued on whether the HOA would be able to get permits to build a new sign at that entrance, as we already have four total signs, and Village ordinance limits planned developments to a maximum of three signs, and further specifies the maximum size of the signs.
  - Lot 231 – still attempting to get a certificate of error finalized so that we can get a rebate of the taxes paid on this lot (detention basin). The issue is a result of the land not be titled and deeded correctly to the HOA

## **TREASURER'S REPORT:**

- Sean Ramsey provided a listing of current assets and liabilities. Sean further reported that we still have a total of 8 delinquent homeowner accounts.

## **OLD BUSINESS:**

- None on the agenda

## **NEW BUSINESS:**

- The Board explained they wanted to send a survey to the community along with our next newsletter to understand the level of interest in a variety of projects and events which had been proposed by either the Board of Directors and/or homeowners.
- The Board then opened the floor up to homeowner input, asking them what issues they would like us to survey, and the following were suggested by homeowners present at that meeting:
  - Building new monument signs at the entrances
  - Landscaping around the perimeter of the development
    - Specifically more pine trees
    - One homeowner stated they would be willing to donate a Saturday to help with this project

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- Bench by the Sleepy Hollow pond
- Signs to advertise meetings and/or events
- Illuminating the entrance monument signs
- Added events – any new events other than garage sales and picnic?
- Willing to help a neighbor in need program?
- Community Directory – does everyone want this?
  - This issue was further discussed, and is not possible for the HOA to support
- Donating money for a pavilion or gazebo in the park
- Are you willing to pay increased assessments in the short-term
- Paul Lanspa repeated the list of ideas, and asked for further suggestions. Hearing none, it was explained we would attempt to include as many of these items as possible into the survey.

## **ADJOURNMENT:**

Upon a motion duly made by Sherry Dobson, seconded by Sean Ramsey, and unanimously carried, the meeting adjourned at 8:35 p.m.

Respectfully Submitted

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Paul Lanspa - President