

SPRINGACRES HILLS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 4, 2003

CALL TO ORDER: The regular meeting of the Spring Acres Hills Homeowners Association was held Monday, August 4, 2003, at Firestation #3, Carpentersville, Illinois. President, Paul Lanspa called the meeting to order at 7:10 PM upon achieving quorum.

ROLL CALL:

Paul Lanspa
Gary Rung
Adam Ruiz
Mike Cranston
Lynette Smith - Absent

MANAGEMENT: Janet Monahan, Property Manager, Foster / Premier, Inc.

TREASURER'S REPORT:

- ✓ Some receivables still outstanding, but being addressed
- ✓ All financials seem to be in order

APPROVAL OF THE MINUTES:

The minutes from the June 2, 2003 were tabled for further review.

MANAGEMENT REPORT:

- ✓ Received letter from Village regarding the reduction in speed limit throughout the community
- ✓ Violation notices have been sent.
- ✓ Landscaping additions/changes have been discuss with landscaper

OLD BUSINESS:

Paul Lanspa presented information regarding the Village resolution that is on the Village Agenda for August 5, 2003 regarding the detention area re-engineering. Army Corp of Engineers has final say in resolution of detention areas.

Neumann Homes dragging their feet on the completion of the project. Village does have ample bond to complete community should Neumann default.

NEW BUSINESS:

Street signage for handicap child has been received by homeowner.

Paul Lanspa presented information regarding landscaping

- ✓ Acres is to increase the mowing of the detention areas to every other week instead of once a month.
- ✓ Neumann is scheduled to change the signage and provide additional landscape

Management instructed to obtain bids for planting the cul de sac islands.

The Board presented the new rules regarding above ground pools/kiddy pools as follows:

- ✓ 1 kiddy pool per household
- ✓ Must be in the back of the house and not visible from the street
- ✓ The pool must be inflatable or hard plastic
- ✓ No pumps or filtration systems will be permitted
- ✓ The pool must be emptied every 3 days
- ✓ Homeowners should be aware of the liability involved

Hot tubs are not considered an above ground pool. They are permitted but must be covered and properly maintained.

HOMEOWNER PARTICIPATION:

- ✓ Questions arose from homeowners regarding when they could expect to received a copy of the site plan as promised in previous meeting
 - Management is working on this and will send out soon.
- ✓ Question arose regarding a home that has a partially painted fence and when it would be required to be completed
 - A letter has been sent to the homeowner requesting that the fence painting be completed.
- ✓ Question arose regarding the payment responsibility for the landscaping
 - The Board will be trying to get reimbursement from Neumann for the areas that they are suppose to be responsible for and have not been taking care of.
- ✓ Questions arose regarding the completion of the sidewalks, final lift and construction debris
 - The Board / Village is trying to get Neumann to complete the project as specified. There has been a recent walk and items have been marked for completion.

ADJOURNMENT:

Upon a motion duly made, seconded and unanimously carried, the meeting was adjourned at 8:05 p.m.

PREPARED BY: Cindy Miles, Recording Secretary