

Spring Acres Hills Homeowners' Association

BOARD OF DIRECTORS MEETING August 8, 2005

CALL TO ORDER: The regular meeting of the Spring Acres Hills Homeowners Association was held Monday, August 8th, 2005, at Fire Station #3, Carpentersville, Illinois. President Paul Lanspa called the meeting order at 7:01 PM upon achieving a quorum.

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

MANAGEMENT: Don Rage of Rage Management

TREASURERS REPORT: A new checking account was opened at Elgin State bank to coincide with the transition from Foster Premier to Rage Management. Sherry Dobson & Don Rage were added to the two CD's with National City, removing Trudi Bergquist & Foster Premier.

- Total Cash Assets as of 6/30/05: \$ 81,742.92
- Collected Between 6/10 and 6/30: \$ 555.00
- Total Receivables Outstanding: \$ 3,325.00
- Two (2) homeowners have legal notices pending for their past due assessments: 1) has created a payment plan, the other has paid partial with legal fees outstanding;
- In effort to further clean up the books, one (1) homeowner issued \$25 credit due to an erroneous fine; Two (2) homeowners were debited \$25 due to credits being issued to their accounts in error.

APPROVAL OF THE MINUTES: Upon a motion duly made by Sherry Dobson, seconded by Michael Cranston and unanimously carried, the June minutes were unanimously approved.

MANAGEMENT REPORT:

- Through the transition period from one management company to another, SAH will be co-managed for a period of one (1) month to ensure a smooth transition and good communication;
- There were three architectural approvals completed with one pending;
- Steps were being finalized to have the miscellaneous parcel in question, (lot #231 detention area), deeded to the HOA. \$ 810.32 was sent to Kane Co. collector for 2002-2003 taxes. KSN sent us redemption receipts to get reimbursement from Chestnut Homes.

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OLD BUSINESS:

Neuman Homes Update: Sherry Dobson reported that she has been in contact with Neuman Homes and the city of Carpentersville/Smith Engineering, to stimulate the completion of the outstanding punch list for Section 6 and Miller Road. Last Friday West Chicago Civil Engineering was inspecting all underground sewers and identifying curbs for replacement in section 6. The Cost Sharing Agreement for Miller Road has been approved by the Village on July 5th and is now in Neumann's hands. The intent is to complete the corrections this year before the asphalt plants close end of October. Neumann has taken the position that Miller should be completed first, then Neumann's section 6.

Frank Iovinelli: In an unscheduled open forum, Frank expressed his opinion regarding his pond frontage and USACE demands that he plant native plants and remove his sand and stone erosion landscaping. Frank interpreted a presentation by Water Specialists in the April SAH HOA meeting as an endorsement by the HOA.

Pond Report: Don Erickson reported that two (2) aerators were purchased from Aquatic Weed Technology and were installed in the Sleepy Hollow pond and the pond at Oak Knoll and Oak Knoll Lane. Both were installed with electrical taps from cooperating homeowner's Steve Roeslein and Doug Filer, which will be reimbursed by the HOA for electricity used. The aerators are being used as a method to increase dissolved oxygen in the ponds to naturally reduce algae and improve the balance of the ponds without expensive chemicals. Additional aerator(s) are being budgeted for the upcoming year for the Pine Woods pond.

Bill Sarto: Bill took the opportunity to explain the intent of the Miller Road improvement going forward and how it will be funded. Neuman Homes will contribute \$273K dollars and the City of Carpentersville will contribute \$254K dollars to improve Miller Road from Sleepy Hollow East to the border of the township. The contract will be led by Neumann with a subcontractor performing the work. Various folks asked questions regarding the Neuman Homes completion. Bill stated that the City of Carpentersville will always side with the homeowner's to protect their rights. Bill mentioned that the Long Meadow Parkway had been Okayed by the Village Board.

Picnic: Bike parade starts at 12:45 pm. Ticket mail order forms were sent out.

Violation Form Discussion: There was considerable discussion regarding complaint forms. It was suggested that the wording be changed. General discussion regarding same concluded that most did not want to sign their name to the form. There were questions as to how the HOA could actually fine homeowner's (HOA can fine as written in the covenants).

Violation Discussions: Homeowner's that violate both the city and SAH covenants will be directed to the city first for action. Boats in driveways and long grass were examples. Discussions regarding past history and fence height and construction were issues.

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NEW BUSINESS:

Architectural Improvements: It was concluded that architectural improvements must be complete in one (1) years time and that materials left over must be removed promptly. **This is in reference to sections 6.4 and 6.6.**

Vacant Lots: It was concluded that the village is responsible for performing maintenance on vacant lots for the 10' frontage.

Speed Bumps: It was suggested that speed bumps be incorporated to slow traffic. Steve Roesslein mentioned that speed bumps are a huge detriment to fire trucks because of their unique type of suspension. Steve suggested that stop signs be incorporated instead. Steve suggested the HOA contact the city for analysis and Bob Cole for the number of signs.

Homeowner's Forum:

Sherry Dobson continues with her efforts to generate the newsletter, with contributing articles by Don Erickson (going forward). Suggestions for input were:

- Good Contractor List;
- District 300 School Fundraisers;
- Articles or information on vandals (a.k.a. "Night Disruptor");
- Possible restaurant reviews;

The meeting was called to adjourn at 8:45 PM by Sherry Dobson and seconded by Vikki Giacalone.