

**Spring Acres Hills Homeowners Association
Board of Directors Meeting
September 13, 2004**

CALL TO ORDER: President, Paul Lanspa called the meeting to order at 7:02PM. Board members in attendance were: Paul Lanspa, Mike Cranston, Trudi Bergquist and Joan Stanley. Vikki Giacalone was absent. Property Manager Christy Petty represented Foster / Premier, Inc.

TREASURER'S REPORT:

Total Assets:	\$70,136.24
Collected 6/04:	\$690.00
Penalties:	\$200.00
Assessments Due:	\$795.00
Outstanding	\$995.00

One late charge should be removed from one account.
The C.D. maturing 10/1/04 in the amount of \$15,052.65 will be rolled into a 6 month C.D.

UPON MOTION, DULY SECONDED AND UNANIMOUSLY CARRIED the minutes of August 9, 2004 were approved.

Management reported the following items:

The common areas along Miller Rd are not being maintained properly. Included in the items that have been addressed with the landscapers, Valerie Bruns are such things as debris and litter.

There will be no grading until next spring along Miller Road. This is a Village issue of which they have held back funds from Kimball Hill.

Insurance for the association has been renewed.

Discussion of the monumental signs consisted of how many and types of lighting. It was determined that the Board is to establish guidelines of the future signs including the number. Once established management can go out for bids to be reviewed at the upcoming annual election. This will afford homeowner input.

The 2005 budget was brought up for the intention of consideration of including additional landscape enhancements, sign, mulch, circle renovations, gazebo in the park (contribution to the Park District), aerator and burns.

HOMEOWNER DISCUSSTION: Amongst items brought up by the homeowners in attendance were: Village updates, anticipated closing of the Newman section, future scoping of the sewers, Army Corp wanting to turn the detention area adjacent to the park into a wetland, Village acceptance of the basin, future picnic considerations submitted by homeowners, community garage sale, issues with off the road vehicles and motorized scooters, trespassing on private property, neighborhood watch committee, speed limit signs and overnight street parking. The Architectural Committee requested additional volunteers to aid in establishing guidelines of exterior alterations. Presently only 4 people had volunteered.

UPON MOTION, DULY SECONDED AND UNANIMOUSLY CARRIED the meeting was adjourned at 8:11

Recording Secretary