

Spring Acres Hills Homeowners' Association

BOARD OF DIRECTORS MEETING October 10, 2005

CALL TO ORDER: The regular meeting of the Spring Acres Hills Homeowners Association was held Monday, October 10th, 2005, at Fire Station #3, Carpentersville, Illinois. President Paul Lanspa called the meeting order at 7:00 PM upon achieving a quorum.

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

MANAGEMENT: Don Rage of Rage Management

MEETING DECORUM: Paul spent several minutes discussing a new meeting format, which places the homeowner forum at the beginning of the meeting instead of the end. During the August meeting, several homeowners repeatedly interrupted the meeting while the board was trying to conduct business. By placing the forum at the start of the meeting, the board hopes to address homeowner concerns about agenda items and then move on to the agenda items. Once the forum is closed, the board will not take homeowner's questions until the meeting is adjourned.

HOMEOWNER'S FORUM:

- Discussion of the new meeting format and why the forum was adopted.
- Several question were raised and answered about the 2006 budget that was up for approval later at this meeting.
- Discussion of a plan to landscape the cul-de-sacs in 2006.
- Suggestion to post the meeting minutes on the website as a "draft" prior to the approval at the next meeting.

APPROVAL OF THE MINUTES: Upon a motion duly made by Vikki Giacalone, seconded by Sherry Dobson, and unanimously carried, the August minutes were unanimously approved.

MANAGEMENT REPORT:

- Review of architectural approvals granted.

BOARD MEMBER REPORTS:

Treasures Report:

- Money Market opened with Elgin State Bank mid September.
- Did not renew insurance contract with Travelers. Began a new contract with Nationwide, which saved \$640 annually.
- Lot 231 / Chestnut detention area – issue open – awaiting reimbursement of property taxes from Chestnut.

Spring Acres Hills Homeowners' Association

Neumann Homes/Miller Road update:

- Section 6 construction is underway. Curbs & sidewalks are being removed & replaced. The final grade of asphalt is expected to be laid within 2-3 weeks.
- Preconstruction meetings took place today between the Village, Smith Eng. & West Chicago Civil Engineering (Neumann's Engineer) regarding Miller Road. They will begin the construction layout, roadblocks, etc., on Monday 10/17 and groundbreaking will occur Tuesday the 18th. Neumann's Engineer will deliver a letter to each resident of SAH by the end of the week, which will describe the schedule of work, time frame for road closures & detour routes.
- According to Smith Eng., the entire road will be torn-up and the new road shall consist of 6" of stone, 6" of aggregate, 1 1/2" binder (1st layer of asphalt) and 1 1/2" final surface. The final surface will be flush the curb on the North side. A sidewalk shall run between Sleepy Hollow & Oak Knoll. Landscaping will be the final item.

Picnic: \$300 under budget but have requested an increase to accommodate full catering & live music. Individual contribution will rise as well.

Facts & suggestions:

- Attendance: 140 adults, including children 5+, 27 children under 5
- Cater the entire picnic, including servers/cleaner uppers. Individual contribution would go up to \$10/per adult, \$7.50 / per child 5-12
- Hire a Band or DJ (this was also suggested last year)
- Change the date to a weekend in June (too hot in September, too many bees) Saturday or Sunday
- Change the time of day to 3:00pm-9:00pm (it will be light out later in June)
- Make menu more diverse, perhaps add tacos
- Add Magician for kids
- Add Raffle for adults
- Keep Moonwalker, Balloon twisters, Fire / police, Face Tattoos
- Name tags worked well

Update on Speed Barriers / Signage:

- Speed bumps on Parsons and Oak Knoll are not possible due to damage they can inflict on the village emergency equipment.
- Additional stop signs in the development are not possible.
- Speed limit signs (25mph) have been posted at the entrances.
- Still looking into "children at play" signs for the park.

OLD BUSINESS: none

Spring Acres Hills Homeowners' Association

NEW BUSINESS:

Newsletter Advertiser Guideline & Pricing:

We had a new neighbor & local business owner approach the Board requesting information on advertising in our quarterly newsletter. Sherry put together a Guideline & Pricing Application for review by the board.

- Concerns were raised about the risk of the association being held liable for actions by contractors who advertise in the newsletter.
- Concerns were raised over money made through advertising that exceeds the cost of the newsletter and whether it would affect the "not for profit" standing of the HOA.
- There was no clear opinion that the risk and effort to allow advertising was worth the money it would bring in. The quarterly newsletter is relatively inexpensive for the HOA to produce.
- Upon a motion duly made by Michael Cranston to table the discussion, seconded by Sherry Dobson, and unanimously carried approved, the discussion was tabled.

2006 Assessment:

Upon a motion duly made by Michael Cranston to set the 2006 homeowner assessment at the current \$240.00 (no increase), seconded by Vikki Giacalone, and unanimously approved, the 2006 assessment was set at \$240.00.

2006 Budget:

Upon a motion duly made by Sherry Dobson to approve the 2006 Budget, seconded by Vikki Giacalone, and unanimously approved, the 2006 Budget was approved.

Adjournment:

Upon a motion duly made by Michael Cranston to adjourn and unanimously approved, the meeting was adjourned at 8:45pm.