

Spring Acres Hills Homeowners' Association

BOARD OF DIRECTORS MEETING October 15, 2008

CALL TO ORDER: The regular meeting of the Spring Acres Hills Homeowners Association Board of Directors was held Wednesday, October 15, 2008, at Fire Station #3, Carpentersville, Illinois. Dennis Dobson called the meeting to order at 7:17 PM upon achieving a quorum and following the Homeowners' Forum.

ROLL CALL: Dennis Dobson
Tamara Hill
Juan Juarez - Absent
Paul Lanspa
Steve Roesslein

Don Rage – Property Manager

APPROVAL OF THE MINUTES: The July 23, 2008 meeting minutes were approved upon a motion duly made by Tamara Hill, seconded by Paul Lanspa and unanimously carried. A complete set of minutes will be posted to the HOA website.

GENERAL NEIGHBORHOOD UPDATES/HOMEOWNERS' FORUM:

- Paul Lanspa provided a color photo of a mature tree located in the detention pond near the park. The photo also showed that the lot limits for the detention area include a large area behind the tree which is owned by the HOA as a public common area. Paul noted that children regularly play back there, and the tree is a hazard due to the fact that many branches have already fallen. Paul asked Don to obtain quotes for tree removal. Depending upon the cost, the Board would support removal of the tree this fall, if the costs fit within the money allowed under the 2008 budget.
- Carpentersville Improvement Committee – The committee's goal is to raise awareness of how to beautify the community, particularly in areas where there is not a Homeowner's Association. They assist homeowners with projects they can not complete on their own, including community clean-up and home repair, as well as educating the public on Village rules and ordinances. The committee has been operating for just about a year, and the community response has been positive. The committee is seeking additional members to expand the committee's responsibilities. To volunteer, interested persons must complete a form that can be found on the Village website. Meetings are monthly.

MANAGEMENT REPORT:

Don noted that there are three foreclosures within the subdivision. There is one cul de sac tree that requires replacing. Don will request a quote from Boncoski to handle it.

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TREASURER'S REPORT:

- Paul Lanspa reported current delinquent debts in the amount of \$3,957. Given the current economic status, we are follow-up on delinquent accounts on a regular basis and taking appropriate legal measures to secure our receivables as best we can. Current assets total \$115,644.
- With respect to the foreclosures, one homeowner had arranged a payment plan, but failed to meet it and it is now headed for trial. Paul noted that both CDs held at National City Bank have been surrendered. The first CD was moved to Chase, and the second CD surrendered on October 7, 2008 was deposited in our Money Market account with Elgin State Bank. Those funds will be used to start another CD with STC Trust in St. Charles, but due to the timing, we wanted to get the check from National City cashed as quickly as possible.

OLD BUSINESS:

- **Update on ponds maintenance/status** – Steve Roesslein had planned to treat cattails in the Fall, but has been advised by subject matter experts that the optimal time to treat is in the Spring. He will still purchase the chemicals this fall because the money to do so is in this year's budget. Steve also noted that he has had to unplug the aerator in the Pine Woods pond twice since the last meeting. The bubbler is so strong that it sucks the vegetation in the pond right into the aerator, causing it to jam. He has found a screen to place around the aerator, which costs approximately \$125.00. The second option is to place a couple of grass carp in the pond to control the algae on the top. These fish run \$25.00 each, plus shipping and handling. They feed on the vegetation from the pond floor. Steve recommends both installing the screen and adding the fish for the best result. To handle these fish, we must obtain a permit from the State of Illinois. It takes 3-4 weeks to get the permit, but the fish can only be introduced in April and October because they can not be handled in the hot summer months. Steve said he is too late to introduce the fish this year, but would like to do so in the spring. Dennis made a motion to first apply any funds remaining in this year's budget to the tree removal because the cost implications associated with a downed tree in a common area are more pressing than the problems posed by the Pine Woods pond and to allocate any funds required for the pond clean-up to 2009. Steve also noted that he has a controlled burn permit that is good for April 21, 2008 to April 21, 2009.
- **Update/discussion – Neighborhood Watch** – there is a walk planned in the community for later in October to increase awareness of the presence of the Neighborhood Watch. There are also signs posted stating that there is a Neighborhood Watch.
- **Update on Unit 6 – punch list items** – Sherry Dobson noted that she has been in contact with the Village regarding completion of Neumann's remaining punch list items. The Village has made a commitment to try to complete those items, including some tree replacement, by next spring. The Village states that the bonds do not expire. The Village would prefer to permit the surety company that

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is holding the bonds to complete the projects rather than handling completion directly.

NEW BUSINESS:

- **Discussion – enforcement of covenant on signs (e.g. political signs) –** Steve noted that Invisible Fence signs must, by law, be posted for the entire time that the fence is in place because of the danger posed to passerby who are wearing a pacemaker. Don suggested that we take a count of all signs posted in the neighborhood, regardless of the candidate for whom they are posted, should we choose to later reference that count in communication with our homeowners. The plan going forward is to send some form of communication to our homeowners stating that political signs are constitutionally protected and are exempt from our rule, delineating any other required exemptions, and reiterating the type of signs that are prohibited without question.
- **Review/Approve 2009 budget and assessments –** Paul Lanspa reviewed changes from last year's budget. The 2009 budget includes money for project including replacing dead landscape materials around the perimeter of the development, annual mulching of perimeter landscaping beds, funds to landscape the Oak Knoll entrance monument (should we get that moved) and funds for a larger capacity aerator in the Sleepy Hollow pond. Assessments for 2009 were set at \$225/year. Don Rage recommended adding a line item for bad debt due to the likelihood of potential right-offs in 2009. The budget was approved upon a motion duly made by Steve Roesslein, seconded by Paul Lanspa and unanimously carried.

ADJOURNMENT:

Upon a motion duly made by Steve Roesslein, seconded by Paul Lanspa, and unanimously carried, the meeting adjourned at 8:05 P.M.

Respectfully Submitted

Tamara Hill - Secretary