

**SPRINGACRES HILLS HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**November 3, 2003**

**CALL TO ORDER:** The regular meeting of the Spring Acres Hills Homeowners Association was held Monday, November 3, 2003, at Firestation #3, Carpentersville, Illinois. President, Paul Lanspa called the meeting to order at 7:04 PM upon achieving quorum.

**ROLL CALL:** Paul Lanspa  
Gary Rung  
Adam Ruiz  
Mike Cranston

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

**TREASURER'S REPORT:**

- ✓ Nothing new to report; receivables in line; expenses for maintenance in line.

**APPROVAL OF THE MINUTES:**

Upon a motion duly made, seconded and unanimously carried the September 8, 2003 minutes were approved as presented.

**MANAGEMENT REPORT:**

- ✓ Delinquency Update
- ✓ 2004 Budget
- ✓ Landscaping Issues

**OLD BUSINESS:**

- ✓ Board announced resignation of Lynette Smith from the Board of Directors. Position will remain unfilled until Annual Meeting in March
- ✓ Final lift on streets will not be completed by Neumann Home until Spring
  - o High Ridge problem (dirt pile) must be resolved prior to completion of streets
  - o Miller Road will be completed first.
- ✓ An open meeting regarding the park will be held on Wednesday, November 5<sup>th</sup>. All residents are invited to attend.
- ✓ Security Issues
  - o Rape occurred in adjoining neighborhood – want all residents to be aware.
  - o Street lights should be completed by the end of the week. Situation is in Com Ed's hands now.

**NEW BUSINESS:**

- ✓ 2004 Budget
  - o Reviewed actual expenses and reserves
  - o Copy of proposed budget passed around to all homeowners in attendance.

Question arose regarding mowing of detention areas.  
Work will be completed bi-weekly

Question arose regarding where park meeting will be held  
Randall Oaks Country Club @ 6:00 p.m. on Wednesday, November 5th

#### HOMEOWNER PARTICIPATION:

- ✓ The Board would like to form an email list. A sign up sheet was passed around to all homeowners in attendance. A notice will be sent to the homeowners.
- ✓ Question arose regarding getting the meeting minutes e-mailed.  
The Board is working on getting that done.
- ✓ Question arose regarding the Covenants being developed in 1994 and who actual was in the community at the time.
- ✓ Question arose regarding what section of the Covenants gives the Board the right to adopt Rules and Regulations.
- ✓ Board congratulated by former Board President on taking a stance on the pool issues. He believes anything with a filtration system should be considered an above ground pool.
- ✓ Questions arose regarding the number of homeowners it would require to make a change in the Covenants.  
Management to clarify, but believe it is 75% of all homeowners.
- ✓ Question arose regarding who actually developed to Declaration.  
The Builders and Mr. Parsons
- ✓ Question arose regarding whether or not the pool issue would be an items that would be voted on at the Annual Meeting
- ✓ Board wants to have this item on the agenda.
- ✓ Question arose about trampolines and the insurance
  - o Homeowner responsibility; not an association issue
- ✓ Question arose regarding Amendment VI “flying of the American Flag only”
- ✓ Question arose regarding the installation of speed limit signs on Parsons
  - o The Village will not allow the reduction of the speed
  - o The developer is to install signs prior to completion of the project.
- ✓ Resident pointed out that several large trees in the park area are leaning sideways
  - o Management to have landscaper look at trees
- ✓ Snow removal in the Neumann section has been extremely poor in the past. The only course of action is to write to the Village Manager or hire a snow removal company. Board will not spend the Associations money to plow only 1 section of the community, not fair to the rest of the residents.

#### ADJOURNMENT:

Upon a motion duly made, seconded and unanimously carried, the meeting was adjourned at 8:30 p.m.

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PREPARED BY: Cindy Miles, Recording Secretary