

**SPRING ACRES HILLS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 4, 2002**

CALL TO ORDER: The regular meeting of the Spring Acres Hills Homeowners Association was held Monday, November 4, 2002, at Fire station #3, Carpentersville, Illinois. President, John Giacalone called the meeting to order at 7:03 PM upon achieving quorum.

ROLL CALL: John Giacalone
Larry Mills
Frank Kuzel
John Geocaris

MANAGEMENT: Brenda Joyce, Property Manager, Foster / Premier, Inc.
David Paisley, Vice President, Foster / Premier Inc.

HOMEOWNER PARTICIPATION:

- ✓ Concerns expressed regarding the deck approval process.
 - Letter of request must be submitted to Foster / Premier Inc. along with a copy of the plat of survey showing the placement, a copy of the proposal or material list and a copy or a picture of the planned improvement would be helpful
- ✓ The detention pond on Oak Knoll is being drained.
 - The Board wants to be sure that the ponds are dug to proper depth; there is a safety shelf; and they are addressing the shoreline stabilization with the Village. All of the ponds will be looked at to be sure that they meeting engineering specifications.
- ✓ Resident has not received any information showing the documentation that brings section 3 into the development.
 - Upon review the board determined that the 2nd Amendment covers the inclusion of the section 3
- ✓ Concerns expressed about the common area maintenance in the Neumann section and the replacement of some large trees that were removed.
 - That section is still under developer control and should be brought to their attention.
- ✓ Questions arose regarding the installation of the park in the Neumann section.
 - This issue has been turned over to the Park District.

Management instructed to contact Park District (Dundee Township) for updated information on the installation of the Park.

- ✓ Questions arose regarding Shaw Road.

Management instructed to write letter to Village to find out what plans are in place for Shaw Road.

HOMEOWNER PARTICIPATION (cont.):

- ✓ Interest expressed by several homeowners in the Committees to be formed and when they would be formed
 - o Committee development to be put on next meeting agenda
 - o Frank to head up Directory committee

- ✓ Residents questioned why there are 2 different configurations for fencing styles and why the color choices were being limited.
 - o Parson section does not allow fences, Neumann and Chestnut does. The problem arose with the homes on the border of these areas to allow more view and less height.
 - o Color limitation provides more uniformity and better appearance.

TREASURER'S REPORT:

A review of the Financials shows that the Association is starting to receive some monies.

A review of the proposed budget numbers needs to be completed so that the budget may be presented to the homeowners.

APPROVAL OF THE MINUTES:

Upon a motion duly made, seconded and unanimously carried, the October 7, 2002 meeting minutes were approved as written.

OLD BUSINESS:

Upon a motion duly made, seconded and unanimously carried the Board agreed to the proposed fencing regulations.

Discussion regarding the common area landscaping. Plat maps would be helpful in determining the areas for proposal purposes.

NEW BUSINESS:

Upon a motion duly made, seconded and unanimously carried the Board agreed to the new home to be developed on Lot 22. Would like to request that the house be moved to the 10' easement line instead of 6'.

Upon a motion duly made, seconded and unanimously carried the Board approved the 3873 Parsons deck installation request.

Upon a motion duly made, seconded and unanimously carried the Board approved the 3835 Parsons deck installation request.

NEW BUSINESS (cont.):

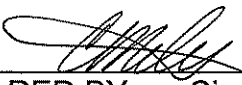
Management instructed to send out a letter with the budget asking for volunteers to take the monthly meeting minutes. The Board approved the \$75.00 payment for the November and December meetings. Final decision tabled for further discussion at next meeting.

Upon a motion duly made, seconded and unanimously carried the Board approved the 2003 Budget to be sent to the homeowners for review, as amended.

ADJOURNMENT:

Upon a motion duly made, seconded and unanimously carried, the meeting was adjourned at 8:33 pm

THE NEXT BOARD OF DIRECTORS MEETING WILL BE HELD ON DECEMBER 2ND AT 7:00 P.M.


PREPARED BY: Cindy Miles, Recording Secretary