

**SPRINGACRES HILLS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
DECEMBER 2, 2002**

**CALL TO ORDER:** The regular meeting of the Spring Acres Hills Homeowners Association was held Monday, December 2, 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.

**HOMEOWNER PARTICIPATION:**

- ✓ Questions arose from homeowner who had submitted letter for legal review.
  - Attorney had verbally answered questions at September meeting.

Management instructed to get written response to homeowners letter.

- ✓ Questions arose from homeowners regarding the approval of the fencing guidelines.
  - The Board had approved the guidelines at the November meeting.
- ✓ Resident questioning parking restrictions in the community.
  - Board recommended that the homeowner contact the Village regarding the parking guidelines for the community.

Management instructed to get copy of Parking Ordinance for the Community.

- ✓ Concerns expressed regarding the pond behind 3274 Oak Knoll.
  - Board assured homeowner that Village is still working on pond issues.
- ✓ Questions arose regarding the approval of color schemes for the exterior of the homes in the community.
  - Board does not have authority to restrict color schemes only size and materials used.

**TREASURER'S REPORT:**

Financial statements are coming in regularly now.

Will be easy to keep a more efficient record next year with approved budget in place.

**APPROVAL OF THE MINUTES:**

Upon a motion duly made, seconded and unanimously carried, the November 4, 2002 meeting minutes were approved as written.

**OLD BUSINESS:**

Upon a motion duly made, seconded and unanimously carried the Board adopted the 2003 Budget as proposed.

Upon a motion duly made, seconded and unanimously carried the Board approved the fencing plan submitted by 3714 Rolling Hills.

Upon a motion duly made, seconded and unanimously carried the Board approved the deck plans for 3269 Oak Knoll, provided the Village approved the plans as submitted.

Upon a motion duly made, seconded and unanimously carried the Board approved the hiring of a Recording Secretary to be paid \$75.00 per meeting.

**NEW BUSINESS:**

The Board review and tabled sample forms and fine structures.

Management instructed to clarify whether fine structure has to be approved by the whole as an amendment to the covenants.

Upon a motion duly made, seconded and unanimously carried the Board approved having the attorney review and clarify whether a fine structure is an amendment to the covenants or can be enacted by the Board.

Management instructed to have a written record and response to any and all concerns or questions presented to the attorney for proper record keeping purposes.

**ADJOURNMENT:**

Upon a motion duly made, seconded and unanimously carried, the meeting was adjourned at 7:48 pm

THE NEXT BOARD OF DIRECTORS MEETING WILL BE HELD ON JANUARY 6<sup>TH</sup> AT 7:00 P.M.

  
PREPARED BY: Cindy Miles, Recording Secretary