

SPRINGACRES HILLS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 13, 2004

CALL TO ORDER: The regular meeting of the Spring Acres Hills Homeowners Association was held Monday, December 13, 2004, at Fire station #3, Carpentersville, Illinois. President, Paul Lanspa called the meeting to order at 7:02 PM upon achieving quorum.

ROLL CALL:

- Paul Lanspa - President
- Mike Cranston – Vice President
- Vikki Giacalone – Secretary
- Trudy Bergquist – Treasurer
- Joan Stanley - Director

MANAGEMENT: Christi Petty, Property Manager, Foster / Premier, Inc.

TREASURER'S REPORT:

- Total Association assets \$59,096.81
- \$265.00 was collected during the last month.
- \$780.00 still outstanding.

APPROVAL OF THE MINUTES:

Upon a motion duly made by Trudy Bergquist, seconded by Vikki Giacalone and unanimously carried the November 8, 2004 minutes were approved as presented.

MANAGEMENT REPORT:

- November financials will be forwarded upon receipt
- Violations have been sent
- Have Proposal from Cantey Associates for 2004 taxes.

PRESIDENT'S REPORT:

Neumann Homes Update

- Paul reported that he has discussed issues with Village Trustees. Neumann still has not completed the majority of the outstanding issues.

NEW BUSINESS:

Upon a motion duly made by Mike Cranston and seconded by Trudy Bergquist and unanimously approved the proposal from Cantey Associates for 2004 Taxes in the amount of \$300.00 was approved.

OLD BUSINESS:

- 15 out of 20 homes responded to the survey regarding the fence in sections #1 and #6
 - ✓ 9 custom home owners and 6 Neumann homeowners

Paul distributed the survey results and reviewed them with the homeowners present.

- Questions arose about why sealing of the cedar fences would not be permitted.
 - The Board felt that is would be too difficult to police and it would be more consistent in color to allow all to weather naturally.
- ✓ Question arose regarding the fence colors and the 2' setback
 - Color restriction do not apply to the phase #1 and #6 fencing issues
- ✓ Question about 10' utility easement on the property
 - The Board is aware of easement and all homeowners should be aware of it when installing a fence, section may have to be taken down if work needs to be done in the easement

HOMEOWNER PARTICIPATION:

The Board opened a general discussion with the homeowners present

- Questions arose regarding amount of postage being used on the postcards.
 - Management to investigate and rectify.
- ✓ Question arose regarding the change in the due date for assessments
 - The due date is based on the guidelines set up in the Declaration. Due January 1st, late fees incurred after January 31st.
- ✓ Question about street completion.
 - Village stated that the Neumann streets would not be completed until the Miller Road project is finished.
- ✓ Question arose regarding the new signage and if it would all match throughout the community.
 - The Board will be changing the signage to match throughout the community. The project will start in 2005 and take approximate 3 years to complete due to the cost of the signage.
- ✓ Question arose regarding the "Good Neighbor" policy about shoveling sidewalks.
 - Association cannot force someone to shovel.

ADJOURNMENT:

Upon a motion duly made, seconded and unanimously carried, the meeting was adjourned at 7:52 p.m.

PREPARED BY:
Cindy Miles, Recording Secretary

APPROVED BY:
Vikki Giacalone, Secretary