

UNAPPROVED MINUTES

The June Monthly Board Meeting of the Splitrail Farm Property Owners Association was held at 07:00 PM on Monday, June 19, 2000 at the residence located at 39W965 Cutwood Lane.

Splitrail Farm Property Owners in attendance: Susan Gilliland, Sharon Hallead, Karen Smith, and John Kudlach.

- Call to order 7:07 P.M.: By Susan Gilliland

Committee Reports:

Secretary's Report - Chairperson - John Kudlach 513-6085

- A change to minutes: " A procedure was suggested (not needs) to be developed to send out 30 day notices" for unpaid and late Assessments.
- Motion to approve the minutes as amended above of the June 19, 2000, Monthly Meeting minutes of the Splitrail Farm Property Owners Association:

By Sharon Hallead
Seconded by Karen Smith motion passed

Treasurer's Report - Chairperson - Karen Smith 377-2149

- Checkbook balance as of 06/19/2000: \$ 18,663.53
- Accounts Receivable: \$ 1,182.22 (assessments, mowing, late fees)
- Accounts Payable: \$ 3,161.65 (trash, printing)
- Past Due Assessments as of 06/19/2000:
 - 4 lots have unpaid assessments: 46, 69 (11/99), 84, 88 (3 cycles past due)
 - 1 lots have unpaid mowing: 69, 84
 - 3 lots for unpaid late fees (unpublished)
- Bills to be approved:
 - May 2000 Service: \$ 979.02 --Speedway--
 - (prepaid) and --Lawnkeepers--May
 - (not yet due): \$ 2,600.00 June
 - \$ 52.24 (minutes, surveys) --Sir Speedy--printing
 - plant sale ad \$ 36.00 --Sharon Hallead--
 - spraying 2x \$ 960.00 (second application (1st appl. 4/26 (paid)) --Hendricksen tree
 - \$ 314.39 --Rails
- Old business --
- survey of other homeowners' association assessment structures continues.
- New business
 - 88 of 92 lots have paid their assessments as of 06/19/2000. 23 returned the survey with their checks (26% responding).
 - Budget work ongoing to verify receipts and expenses through the end of the fiscal year. SFPOA, Inc., may need to increase assessments due the increased cost of Landscape Maintenance upkeep, based upon phone calls and survey requests for entrance and common space improvements. Survey and phone call comments included the need for weeding around some Splitrail fenced areas by homeowners as is done in other Splitrail fenced areas, removal of dead tree limbs and plantings, and the trimming of low and excessive lengthy branches and deadwood. Saplings around all trees need removal in some common spaces and some splitrail fenced areas.

- Motion is made to approve and pay bills: By Karen Smith
Seconded John Kudlach motion passed

Architectural Review Report - Chairperson - Richard Anderson 584-8320

- Absent and no report.

Landscape and Maintenance Report - Chairperson - Edward Klosowski 584-5318

- Absent and no report.

Community Affairs - Chairperson - Sharon Hallead - 587-4081.

- Adult evening get-together planned for evening of Friday, July 21. Flyer to be distributed.

Government Liaison Report - Dennis Mahoney 584-1661

- No report.

Special Projects - directors

- Discussion on feedback from the survey. Did a walking tour on June 5 to review all of the cul-de-sacs and entrances, common areas, and splitrail fenced areas in common areas and incorporated with member homesites. Mulch is needed for some common space beds and trees. Steve Pipe & Son of Naperville is used by Dennis, who stated that his thirty yard order was very reasonable at \$61.00 delivery plus \$10-12 per yard. Comment was made on recreational vehicles. Tree services are available: Bob Tredwell (815) 784-6655 and Norton & Son, Oswego, (630) 554-8089.
- Note that Waste Management purchased Speedway, and that Speedway has the same requests while under new management.
- Dennis and brother continuing to perform splitrail fence replacements, and will continue to do remaining rails and some new fence posts.
- Will schedule next meeting to handle review of survey questions, comments, and L&M.

Old Business - directors

- Nothing for now.

New Business

- Next meeting is Monday, August 7, 2000.
- Motion to adjourn the meeting

By

Seconded

Karen Smith

Sharon Hallead motion passed