



UNAPPROVED MINUTES

The August Monthly Board Meeting of the Splitrail Farm Property Owners Association was held at 07:00 PM on Monday, August 7, 2000 at the Campton Township Town Hall at Town Hall Rd and Rt. 64.

Splitrail Farm Property Owners in attendance: Richard Anderson, Susan Gilliland, Sharon Hallead, Ed Klosowski, Dennis Mahoney, Karen Smith, and John Kudlach.
Homeowners Bill Funk and Ed Malek were in attendance.

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

Committee Reports:

Secretary - Chairperson - John Kudlach 513-6085

- Approval of Minutes:
A change to minutes: Section of Landscape and Maintenance sent by Ed via email to secretary were omitted from June minutes inadvertently by Secretary. These L&M notes were discussed in June meeting while Ed was on vacation. At least one item from omitted email notes was acknowledged for Township Highway department work on Denker Rd entrance at Splitrail Ln and at Crosscreek Ln. The notes are amended to the June minutes, as well as discussed here in overview in today's meeting. The amendment to June 19 minutes is exactly as follows:

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

On vacation during 6/19 meeting. Ed had transmitted an email in advance of vacation which is contained here in entirety: Unapproved SFPOA minutes 08 07 2000 Rev1.wps

From: Klosowski, Edward <EKLOSOW1@allstate.com>

To: 'john k@home>

Subject: RE: May 8, 2000 SFPOA Minutes & agenda for June 19, 2000

Date: Thursday, June 15, 2000 11:56 AM

John, please communicate the following for me in my absence. I will be out of town on vacation and will miss our meeting on 6/19/00. I have a concern about the rescheduling of the board meetings. I find it difficult to conduct our activities. We need a back up to Susan's house. My coordination activities: Hendriksen has completed all their contracted spraying applications, I have asked Dennis Mahoney to contact his brother to install a new splitrail upright on Pruntree Ln, I talked to Fred Didier, the builder of Crosscreek and discussed the truck ruts on the entrance to Denker. He was going to notify his sub contractors. All Seasons Lawnkeepers began to make repairs to the Denker/Crosscreek entrance but has been delayed by rain and additional ruts. Campton Township Highway is willing to regrade the shoulders at Splitrail Lane/Denker and fill with sandstone. I recommend and need approval to proceed. If this doesn't work we can try something else. New business: What is the timetable for the completion of the Crosscreek bridge? Note: their activities with the bridge, landscaping and construction of the first house is very slow. Let me know when our next meeting is scheduled? John, thanks for being the messenger. Regards, . . Ed.

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- If Campton Township Highway is willing to regrade the shoulders at Splitrail Lane/Denker and fill with sandstone, then this is township maintenance and does not require approval by the Board. The Secretary will contact Ed by either phone or email tomorrow to give Campton Township Highway Department Commission Dick Noren the OK to go ahead with the work order.
- The remaining points will be discussed with Ed in the next scheduled meeting.]
- Ed elaborated in today's meeting with L&M at this time while on topic of above subject amendment to June 19 minutes.
 - Phone messages passed between Ed and Dennis with regard to splitrail fence rails and posts. While some rails and posts were fixed earlier, Dennis stated that a prior meeting acknowledged that Fall would be the time to approve additional budget for fence rails and posts for remaining fencing repairs. Ed stated that in the

mean time, he had repeated homeowner requests to make repairs, and did not have the conversation with Dennis that all available rails and posts were installed and that zero quantities remained.

- Ed stated that he talked directly with Mr. Didier, the Crosscreek Developer, about the construction traffic that apparently was causing damage offroad to the sod along the entrance and roadway at Crosscreek Lane. Mr. Didier also recounted that two other homesites were having Landscape contractors working on Crosscreek Ln, that may also have accounted for damage to the sod along Crosscreek Ln. Ed stated that he had asked Lawnkeepers to install sod at Crosscreek Ln. and Splitrail Ln. on Denker Rd. It was dry before Splitrail Ln was done, so Lawnkeepers stated they will complete in Fall when not as hot and dry. Because of the lack of information, the sod placed at Crosscreek Ln was damaged again, because the Campton Township Highway Department had Crosscreek Ln repaved, and the entrance was flared out with a wider entrance and some more gravel. Ed K called the Highway Department about who is accountable for the repeated sod damage and replacement. Splitrail Ln was also graded down and new gravel was placed at the shoulder, as was done earlier to Crosscreek Ln.
- Hendricksen's spraying was completed on the Crabtrees and Hawthornes.
- Updated Karen as she had additional question on June minutes.
- 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

President's Report - Susan Gilliland 513-1910

Wanted to go over various Board areas of responsibilities and various Association business to conduct. Based upon the vast amount of maintenance now required for our 15-20 year-old subdivision, it is necessary that the Board and Members should consider raising the assessments to meet the needs. This appears to be the only avenue to accommodate the various maintenance demands touched upon by the surveys and from observations of areas throughout the community. Budgets will be prepared and documents will be prepared to put forth this item to membership vote.

- Review of Mission Statements

President, Community Affairs, Architectural Review, Treasurer, Secretary/Vice President, and Government Liaison, and Landscape and Maintenance statements were originally drafted in Summer, 1997, from the Articles of the Covenants regarding Board members. Discussion ensued about the mission statements and committees with varying opinions. The articles pretty much leaves it up to the needs of the individual Board members to set up and involve whoever is interested. The overall mission directive is the continued success of the covenants and the subdivision as a collective entity.

- Duties of the Board

- Are established by covenants and by-laws
- need to follow-up on reported violations within set time periods.
- allow reasonable response for covenant and by-law inconsistencies with regards to member properties within Splitrail Farm
- need to get Association lawyer more involved and more often to handle unanswered requests for covenant and by-law inconsistencies with regards to member properties within Splitrail Farm
- while handling the reported inconsistencies, look for the unreported inconsistencies with the covenants so that all notices are sent simultaneously.
- Homeowner and member Bill was invited to speak up to support this agenda item. Having the 5th home in Splitrail in 1984, Bill and family have been long term residents. The Developers Long, Doug and Mary Barth, Chris Lannert, and Jon Hull were instrumental in setting up the covenants and by-laws that the Developers enforced. There was 90 % acceptance of the strong covenants with only 3 or 4 against. Bill mentioned that block captains were not utilized, but would have been more advantageous to the Association. Bill strongly encourages block captains to participate with their neighbors. Bill suggested that the Board needs to refocus, since new construction is nearly complete. Rather, the focus needs to shift to mature growth and changes to prior approved installations, landscaping, and new modifications to existing home sites. Suggested to show more involvement with regular reviews of all properties and to not let anything go against the covenants and by-laws. State the great importance to enforce consistently. Enforcement is not popular, but it is necessary to protect the neighborhood as a whole. The Board responsibilities are very important to the membership.
- Proposed Board rules and draft letters
 - Examples of drafted letters were presented, and the letters reflected noncompliance with articles of covenants. No decisions were made. Suggestions made to attempt one more set of verbal contacts.
- Inconsistencies and violations of the covenants:

- sump pump discharge into the easement ditches.
- trailers of any kind parked on premises in excess of the time limits allowed for reasonable care and maintenance of trailer or its load.
- construction materials that blow away from the construction sites, and end up in other adjacent home sites and common areas.
- incomplete construction on Crosscreek bridge and signage—in the works for almost a year.
- excessive number of vehicles parked on lawn areas, driveways, or the street, unlicensed vehicles in disrepair, and apparently undrivable vehicles (weeds grown around vehicles), which result in unsightly spectacles for neighbors. The Township indicated that some street parking is also illegal. A comment from audience that the number of cars should not exceed one car per one household driver and the space that garaging would allow. Maintenance of driveway would be the only one day exclusion to allow parking off the street and on the road side utility easement.
- moveable play sets and equipment set up in inappropriate locations of the yards or drives, that seem not to be used and left up all year despite the lack of use, and broken equipment left up in an unsightly fashion.
- arrears in assessments and late fees
- unapproved installations that did not get submitted through the Architectural and Landscape Review Committees. That is anything that is installed upon and inside the landscape or lawn areas, additions or modifications to homes, and changing items that were approved in original and updated architectural and landscape plans submitted by prior owners. Anything that received prior approvals by the Architectural and Landscape Committees should be re-approved when changed.
- some splitrail fenced utility easements that are the responsibility of the homesite owners to maintain a clean lawn cut up to the fences for flowerless and shrubless areas around the fencing and weed-free flower beds around the fences in other areas. Many other areas demonstrate the proper grooming and maintenance.
- Since many board members had not read were unwilling to approve the "draft" letter, it was decided that everyone at least deserves a verbal contact about an issue before official letter and notices. Susan suggested that Board members split up the items above to either make verbal contact, or in the event at least two verbal attempts were made without any reply or compliance with the agreed upon time limit, preparations of letters or contact with legal assistance will be pursued. Susan received suggestions that there should be establish business day time limits for each verbal warning. No decision was made.
- No formal policy rule for contact of covenant inconsistencies and violations was agreed upon. Ed M. suggested that the homeowner state a reasonable time for correction and establish a reasonable due date for completion. Before any one letter goes out or verbal contact is made, all violation verbal contacts and letters need to be formulated and prepared at the same time. Then all verbal and written contacts need to be made simultaneously. A vibrant discussion ensued about every type of contact. Ed K. suggested that all verbal contacts be made across the Board. Then follow up with either the next verbal or written required, and go on.
- Letters need to go out on those who made no attempt whatsoever with any good will at correcting violations after repeated contacts.
- Susan will ask for feedback on all contacts and letters next month.
- Susan agreed with Secretary that minutes will be completed by Secretary within the ten days of the meeting, and the mission statement will be revised as well. Susan will send out the agenda 72 hours prior to the next meeting.

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

- Checkbook balance as of 06/19/2000: **\$ 13,416.32**
- Accounts Receivable: **\$ 1,182.22** (assessments, mowing, late fees)
- Accounts Payable: **\$ 150.00** (see below)
- Past Due Assessments as of 08/07/2000:
 - 4 lots have unpaid assessments: **46, 69 (11/99), 84, 88** (88 is 3 cycles past due)
 - 2 lots have unpaid mowing: **69, 84**
 - 3 lots for unpaid late fees (unpublished)
- Bills to be approved:
 - Speedway—June 2000 Service: **\$ 1,018.60** (already paid to avoid late fee)
 - Speedway purchased by Waste Mgmt)
 - Lawnkeepers—July (prepaid to avoid late fee) and August (includes fuel surcharge and not yet due) service: **\$ 2,626.00**

- Lawnkeepers - sod plus installation: \$ 150.00 (Crosscreek areas)
- Old business
 - survey of other homeowners' association assessment structures continues.
- New business
 - Surcharge on fuel bills. Ed stated that gas prices have gone down (with no Illinois gas tax in Illinois) the surcharge should be terminated.
- Motion is made to approve and pay bills:

By	Karen Smith	
Seconded	Dennis Mahoney	motion passed
- Karen provided a YTD budget for all of the Board members. Karen will bring the five-year history by next meetings. Stephenson's lot on Crosscreek is now for sale.

Architectural Review - Chairperson - Richard Anderson 584-8320

- Addition of sunroom at south end of home for Vining property.
- Landscape plan and driveway extension plan were submitted for Polek property.
- Crosscreek questions on where lot ends and common space begins. Permission sought to cut down the invasive buckthorn bushes and roots to restore to native prairie vegetation.
- Pool information was sought for lot 66 Chicoine property.
- Dick would like to get a cross-section of additional members from the neighborhood for the committee, so that community concerns are adequately represented.

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

- Adult evening get-together occurred on evening of Friday, July 21. Four couples plus other adults attended, and enjoyed the evening for several hours.
- Bonfire will be scheduled for a Friday or Saturday in October 20 or 21.
- Ed K. stated that top four from the surveys were bonfire, garage sale, plant sale, and neighborhood picnic.

Government Liaison Report - Dennis Mahoney 584-1661

- Discussions occurred earlier with mission statements.
- Ed Malek asked to be recognized and was invited to speak on development issues impacting Splitrail Farm. Ed noted an error in previous minutes about Gray (not Green) Willow Farm (this was the Secretary misunderstanding in recording previous meeting minutes, which will be corrected). He confirmed that there are no residential development plans in store for the site. However, the is potential Forest Preserve use for the 120 acres. While Campton Township has input to development properties, the infrastructures of roads, ditches, drainage, snow plowing (and damage to mail boxes), and highway signs is the sole responsibility of Richard K. Noren, Campton Township Highway Commissioner, and all related calls should be placed to Commissioner Noren at 365-9300, at the Highway Department, 5N790 Rt. 47, Maple Park, Illinois 60151. Ed also mentioned that the 26 acre estate off Danker Rd opposite of Splitrail Ln entrance, next to the lake, is undergoing a proposal to develop the property into 1 acre homesites. 11 acres comprise the lake off of Denker Rd. Developments are considered at Old Burlington and Bolcum Rds, where 238 acres exist with 83 buildable acres. Campton Crossings at State Rt. 64 and Burlington Rd was a Kennedy development that extends south of stoplight at State Rt. 64. Ed stated that he is a firm believer of committees to help get things done, and would encourage the Members of the Association to participate. With regards to trash collections, consideration of a Township-wide solid waste district can be a new direction to take.

Landscape and Maintenance - Chairperson - Edward Klosowski 584-5318

- Developing relationship with current landscaper / lawn maintenance company, Lawnkeepers after reviewing elements of contract bid out and adopted by previous board. Terms of contract from April through November each year. Cutting of grass to occur regularly on Tuesdays, which varies to ten days during the dry season. Lawnkeepers now picking up trash, bottles, and cans during the mowing process. Spring cleanup includes removal of weeds from the common area beds, but does not include regular weeding. Lawnkeepers. Stated that spraying was applied in May, and a heavy spray again in July. Lawnkeepers contract has no conditions for mulching. Lawnkeepers did perform raking and sod repairs for \$150.00 on Crosscreek Ln.
- Ed stated that he has bids from Hendricksen's tree services to trim the crabtrees and hawthornes in the common areas.
- Ed stated that mulching bids were requested and are pending.

- In summary, the Basic Short Term L & M plans should basically cover the following sequence of events:
 - 1) trim all trees and shrubs to the proper elevations and dimensions
 - 2) perform all beds with edging by spade to proper depths to separate from lawn areas, and remove advanced weed growth
 - 3) mulch all beds after 1) and 2) entirely completed
- The Long Term L & M plan requires definitions of the scope of a much larger scale to remedy the areas that have aged into a neglected look:
 - 1) Contacted Hendricksen's about a five-year plan for an organized common area burn on repeating cycles
 - 2) Will need to define all of the other things needed
 - 3) Will determine what budget needs are for Karen.
- Discussion ensued about time frames of completing a comprehensive L & M plan. Since the scope of this type of plan covers many areas, consists of many components to develop, and covers an extensive period of time for proper evaluation, no time table established at this meeting. The next meeting in September will be a better venue for discussion. It will cover the aspects of mulching, trimming, overall planning stages defined to date, and an evaluation of where the plan is at in its development. A statement of need to have some sort of budget requirements for L & M for Karen in October in time for the Annual Meeting notice requirements. Suggested time frame was 30-60 days, but will determine it soon.

Old Business - directors

- Discussed above.

New Business - directors

- A comment did note that the original assessments were established by developer Doug Barth upon creation of the Splitrail Farm.
- Next meeting is Monday, September 11, 2000, at Town Hall.
- Motion to adjourn the meeting at 10:10 pm

By	John Kudlach	
Seconded	Richard Anderson	motion passed