



#### UNAPPROVED MINUTES

The October Monthly Board Meeting of the Splitrail Farm Property Owners Association was held at 07:00 PM on Monday, October 02, 2000 at the Campton Township Town Hall at Town Hall Rd and Rt. 64.

Splitrail Farm Property Owners, Inc., in attendance:

SFPOA, Inc., Board Members: Ed Klosowski, Karen Smith, John Kudlach and Susan Gilliland

Visiting SFPOA, Inc., Member: Michele Thatcher. Also, guest of Michele, Bobbi King.

- Call to order 7:13 P.M.: By Susan Gilliland, President.

#### Committee Reports:

**Secretary - Chairperson - John Kudlach 513-6085**

- Approval of Minutes:  
A change to September 11 minutes from prior communications to the secretary: Rossi informal awareness presentation:  
Ed Malek was recognized and invited to speak by presider of Board Meeting (secretary/vice president before the Board business), as a visiting homeowner (not director) of SFPOA, Inc., and, as a non-agenda item, he introduced Pete Rossi, a neighbor to the SFPOA, Inc., before the start of business, to make Members of the SFPOA, Inc., aware, in a neighborly fashion, of a Preliminary Concept Plan for the handling of the Rossi estate. [...September 11 text not repeated] Preliminary Concept Plans are in progress to possibly zone and develop the property as a Planned Unit Development of nine lots upon fifteen acres of the estate with covenants and restrictions. One of the lots would be the existing Rossi home, and the southern-most lot would be a larger, isolated lot with an existing building. Concept Plans were constructed employing active County restrictions every step of the way, as would be enforced by zoning. [...September 11 text not repeated] Concept Plan updates may be made available to the SFPOA, Inc., Membership via the Board, if and only if this Concept Plan is pursued, and presented to the appropriate entities for approvals and public notices. Under no circumstances, should this be considered approved by Kane, Campton, or any other local government at this time. This Concept Plan has not reached any public notice stage, nor should it be inferred that SFPOA, Inc., its Board of Directors, or any one Member of the SFPOA, Inc., is making a recommendation in any manner or fashion, or is trying to influence any of the aforementioned entities' decisions or opinions. This was only a forum for awareness' sake, and this forum leaves each to one's own pursuits for further information and discovery, if nothing further is available from the Board.  
This September 11 portion of the meeting above was only a neighborly, informal presentation. The significant changes are shown above, and less substantive corrections, if any, are in the corrected meeting minutes of September 11, and will be made available to Members upon written request. The secretary apologizes for any incorrect uses of semantics or language or for any incorrect information as received by him, and paraphrased within the monthly meeting minutes.
- Karen requested a change to September 11 minutes, that there is a "projected budget surplus of \$3,700" of her September 11 Treasurer's report under its section of New Business.
- Received homeowner Michele's written comments before the start of the meeting, which are reflected in minutes corrections above.
- Westtown Community Services was erroneously reported in the September 11 minutes.. There is no referendum (see Treasurer's New Business note below for one added note).
- Motion to approve the September 11 minutes as amended: By Karen Smith  
Seconded by John Kudlach motion passed
- Secretary's budget suggested at about \$250.00 for minutes and newsletters.

**President's Report - Susan Gilliland 513-1910**

- Susan announced that Richard Anderson tendered resignation from the Board effective immediately after the September 11 Board meeting, as Richard and Karen are considering moving away from the St. Charles area in the near future. The Board, on behalf of all of the Members of the Splitrail Farm Property Owners, Inc., wish to take this opportunity to thank Richard for his contributions and dedication as the Architectural Review Chairperson to the SFPOA, Inc., this past year
- Susan transferred correspondence files to secretary.

- President is seeking interest from general Association Membership to sit on committees of the respective Board members in their areas of assigned duties and also to fill the vacancy in the Board position vacated by Richard Anderson. Committee members are sought from each of the streets where they reside to fairly involve and represent everyone in the general Membership of SFPOA, Inc. Committees meet separately from the Board meetings, as needed, make recommendations or provide approvals, and have the chairperson forward the recommendations or approvals to the respective Board member for the regularly scheduled Board meeting.
- Holding a letter from the Office of the Kane County Sheriff's Department, who contacted us to participate in an updated Neighborhood Watch Program. Board member Dennis will pursue.
- Welcome packets can be obtained from Sharon. John to provide Sharon with notice to Realtor and to new homeowners about covenants, by-laws, and contacts, along with existing documentation in the packet.
- Assembly of newsletter items are needed for next publication. Secretary to continue on this.

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

- Checkbook balance as of 09/29/2000: **\$ 8,362.34**
- Accounts Receivable: **\$ 957.02** (assessments, mowing, late fees)
- Accounts Payable: **\$ 1,305.00** (mulch)
- Past Due Assessments as of 10/02/2000:
  - 2 lots have unpaid assessments: **69 (11/99), 88** (88 is 3 cycles past due)
  - 1 lot has unpaid mowing: **69**
  - 2 lots for unpaid late fees: (unpublished)
- Bills to be approved:
  - Waste Management—September Service: **\$ 1,030.72** (already paid to avoid late fee)
  - Lawnkeepers—October service: **\$ 1,300.00** (not yet due)
  - Lawnkeepers—mulch plus installation: **\$ 1,305.00** (Per Ed—next mulch order not to exceed \$2,000)
  - Secretary of State of Illinois **5.00**
- Motion is made to approve and pay bills:
 

By	Susan Gilliland	
Seconded	Ed Klosowski	motion passed
- Old business
  - Need budget requests from all committees no later than 10/05.  
Budget for 2001 to be mailed with assessment bills or with Annual Meeting notice.
  - Treasurer is coordinating actions of Association claim for lot 88, which is in pre-foreclosure.
- New business
  - **ASSESSMENT BILLS TO BE MAILED BY MID OCTOBER. IF HOMEOWNER HAS NOT RECEIVED A BILL BY 10/25/2000, CONTACT KAREN SMITH. ASSESSMENTS ARE PAST DUE IF PAYMENTS ARE NOT POSTMARKED BY 11/15/2000.**
  - Homeowner contact concerned about Westtown Community Services cited in last month's minutes. This is definitely not a referendum being considered, and was reported as a possible thirty dollar maximum for the possible services in future if and when it could be desired by residents. Secretary was told that additional information would be given to him, but there is absolutely nothing that will affect property taxes now or in the future
  - Karen moves to approve contract with Susan Klopmeier at the rate \$2,000 per year, which reflects no increase from the previous year, and which includes a breakdown for assessment billing cycle work at \$500 per one-half year, plus postage.
 

By	Karen Smith	
Seconded	Ed Klosowski	motion passed

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

- Absent. No report other than previously mentioned: bonfire is scheduled for Saturday, October 14, at approximately 6:30 PM. Flyer was sent out previously.

#### **Government Liaison Report - Dennis Mahoney 584-1661**

- Absent. No Report

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

- Mulching in seven remaining cul-de-sacs is completed. 49 yards were used at the cost of \$2,000, including installation. \$1,750 is anticipated for the second phase of mulching. Mulch was layered to three inches.
- Final inventory of splitrail fence post and rails indicated a need of ten more rails for the rest of the year.
- Proposals from Hendrickson's to finish the tree trimming was \$1,850.
- On the previous Saturday, Ed and Hendrickson's went over the full subdivision plats and aerial photos for controlled burns for a three to five year plan. It involves 80 acres, with different parts scheduled at different seasons. The would-be cost came in at about \$2,000 per section, including liability insurance, permits, labor, and equipment for approximately \$16,000 over the five years. Ed stated that other bids will be sought for better pricing, using the specifications provided to him to pass on to other companies to use in bidding. The Hendrickson's bid at least establishes a baseline. Comments were made about successful volunteer burns from the past.
- Ed's budget will have no stonework and no entrance upgrades.

**Architectural Review** - Chairperson - **Vacancy effective September 11, 2000.**

- No report. If there is any interest in serving on the Board now or in the future, please contact any director.

**Old Business** - directors.

- Contacts regarding covenants issues will have an initial verbal, one letter with time limit, and due diligence and uniform interpretation from the Association attorney.

**New Business** - directors

- Recognized and invited Member Michele Thatcher. Went over her written concerns of the Rossi proposal, and reaffirmed that corrections discussed before the meeting with secretary and discussed now would be incorporated in the revised minutes of September 11, as well as the corrections noted in today's minutes. One added request by Michele and Craig Thatcher, is in regards to the private lots # 68 and #69, which they own along Old Farm Lane and which also borders Denker Road. They have requested in writing of the Board to advise the Splitrail Farm homeowners and children to not use their two lots in this Splitrail location for dirt bikes, 4-wheel ATVs, and other such uses of this private property. They are concerned that those using this property in this recreational manner could be injured on this property, and this liability is one that they do not wish to be their concern.

- Lot # 88 in pre-foreclosure by the bank.
- Lot # 87 is tentatively mentioned to have a closing, but no request for pay-off letter is requested as of this date.
- Next meeting is Monday, November 6, 2000, at 7:00PM at the Town Hall. This is the SFPOA, Inc., Annual Meeting, which will be followed by the regular monthly meeting of the Board for reassignment of duties for the next year and business for the month.

- Motion to adjourn the meeting at 8:30 PM

By  
Seconded

John Kudlach  
Susan Gilliland    motion passed