



UNAPPROVED MINUTES

The November, 2000, Monthly Board Meeting of the Splitrail Farm Property Owners Association was held at 07:30 PM on Monday, November 06, 2000, at the Campton Township Town Hall at Town Hall Rd and Rt. 64, immediately following the Annual SFPOA, Inc., meeting.

Splitrail Farm Property Owners, Inc., in attendance:

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

Visiting SFPOA, Inc., Members: Ron Hallead, Carol Kudlach, Beth Baldwin, and visitor Tim Janeway.

- Call to order 7:30 P.M.: By Susan Gilliland, President.

Committee Reports:

Secretary - Chairperson - John Kudlach 513-6085

- Approval of Minutes of the October 12, 2000, Monthly Board Meeting.
- A change to October 12, 2000, Monthly Meeting minutes with a "\$1,000 per year" for Susan Klopmeier's services was indicated by Karen.
- Motion to approve the October 12, 2000, minutes as amended. By Karen Smith
Seconded by Sharon Hallead motion passed

President's Report - Susan Gilliland 513-1910

- Susan reminded those present again that her family is relocating to the East Coast, and that her anticipated resignation from the Board will be in February, 2001. She indicated that she would be willing to serve as Architectural Review Director until her departure, since two builders are in communications with her previously in her presidential capacity. She would coordinate the ARC committee meetings for each of the two submitted plans. Susan will assemble a list of "serving" Members for the ARC meetings.
- Susan discussed possible Board assignments with the Board Members. Discussion on position assignments agreed upon.
- Motion that Susan serve as new interim Architectural Review Director, that John serve as new President and retain duties as Secretary/Vice President Director, that Sharon retain duties as Community Affairs Director, that Dennis retain duties as Government Liaison Director, that Ed Klosowski retain duties as Landscape and Maintenance Director, and that Karen Smith retain duties as Treasurer Director (until candidates are found to fill vacancies).

By Susan Gilliland
Seconded by Karen Smith motion passed

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

- Checkbook balance as of 10/31/2000: \$ 3,737.02
- Accounts Receivable: \$ 957.02 (assessments, mowing, late fees)
- Accounts Payable: \$ 2,347.00 (insurance)
- Past Due Assessments as of 10/31/2000:
 - 2 lots have unpaid assessments: 69 (1/99), 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--October Service: \$ 1,030.30 (not yet due)
 - Lawnkeepers--November service: \$ 1,300.00 (not yet due)
 - Lawnkeepers--mulch plus installation: \$ 310.00 (already paid)
 - Lawnkeepers--sod plus installation: \$ 126.00 (already paid)
 - Hendricksen--tree spraying: \$ 240.00 (already paid)
 - Boy Scouts--holiday wreaths: \$ 77.00 (already paid)
 - Sir Speedy--minutes: \$ 79.96 (already paid)
 - Setter Home Renovating--rails & posts: \$ 79.96 (already paid)

- Secretary of State of Illinois \$ 175.00 (already paid)
- CISA—insurance: \$ 2,347.00
- Karen Smith—postage, \$ 39.88 (already paid)
- Motion is made to approve and pay bills: By Karen Smith
Seconded Susan Gilliland motion passed
- Old business
 - Lot #88 now in foreclosure. Treasurer to coordinate actions needed to secure claims on unpaid assessment bills.
 - REMINDER: assessments are past due if not postmarked by 11/15/2000.
 - 2001 Budget revised to reflect updated balance at 10/31/2000 (as discussed during annual meeting).
- New business

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

- A holiday cookie exchange is proposed. Dates will be announced by Sharon by flyer.

Government Liaison Report - Dennis Mahoney 584-1661

- No Report

Landscape and Maintenance - Chairperson - Edward Klosowski 584-5318

- Sod replacement occurred at Splitrail Ln and Denker Rd.
- Landscapers removed newly dumped debris from various locations to existing common space collection point west of Splitrail Ln at Silver Glen Rd.
- Have not received Hendricksen's page proposals on paper to prune 3 inch or bigger trees.
- Have not received Hendricksen's Prairie burn paper proposal.
- Lawnkeepers Agreement requires President's and Treasurer's signature.
- Ed to obtain Holiday wreaths in November.

Architectural Review - Chairperson - Interim - Susan Gilliland until February, 2001 -

Vacancy effective September 11, 2000, and ongoing.

- Susan has been contacted by several builders about some needs. One plan in process of building. Two more near planning stages. Five people anticipated for each ARC committee review. The ARC committee and director need to track changes, communications, etc., in a written log. Compliance has been verbally assured by building in process. In absence of a director for architectural review, Susan coordinated everything communicated previously through then-president Susan and now-architectural director Susan, per builders/lot owners preferences in order to maintain SFPOA continuity and a central point of communications.
- If there is any interest in serving on the Board and/or a Committee, now or in the future, please contact any director. At this time, we have only one interested party, Beth Baldwin.
- Susan Gilliland recognized Tim Janeway who highlighted specs with the Board and reaffirmed compliance to Covenants and Restrictions of SFPOA, Inc.

Old Business - directors.

- Ed stated that there is some ARC review history on issues with developer Thornhill. Builder Didier reaffirmed that developer will need to be contacted regarding bridge work, signage, and splitrail fencing (noted on east side of bridge this November 6).
- Second potential buyer on first house which is priced at 900,000. Second home is going to be a Prairie style home also with its own features.
- Dennis: Two main entrances have no full complement of plantings—not an improvement nor repair/maintenance—just add some perennials and bushes. Ed: annuals or perennials or colors—couldn't decide previously. Concentrate on cul-de-sacs, corner lots, tree trimming and mulching. Beth—some people prefer mowing some corner lots with splitrail fencing—is fine as long as weeds are removed.

New Business - directors

- Lot #88 reported to be sold by bank to undisclosed party for 323,000--will check real estate transfers.
- Next meeting is Monday, December 4, 2000, at 7:00PM at the Town Hall.
- Motion to adjourn the meeting at 8:05 PM By Susan Gilliland
Seconded Sharon Hallead motion passed