

UNAPPROVED MINUTES

The December Monthly Board Meeting of the Splitrail Farm Property Owners Association was held at 07:00 PM on Monday, December 04, 2000, at the Campton Township Town Hall at Town Hall Rd and Rt. 64, 4N498 Town Hall Road, St. Charles, IL 60175.

Splitrail Farm Property Owners, Inc., in attendance:

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

Visiting SFPOA, Inc., Members: Beth Baldwin, Marianne Cirone.

- Call to order 7:11 P.M.: By John Kudlach.

Committee Reports:

President - John Kudlach 513-6085:

- Based upon the feedback from several Newsletters and Newsletter/minutes, published over the last several months, asking for volunteers to fill Board vacancies, two Members have stepped forward for Board positions. Board members received no other responses.
- Motion to accept and appoint our two volunteers, Marianne Cirone and Beth Baldwin to fill vacancies of Secretary /Vice President and Architectural Review Committee Chairperson/Directorship positions. Discussions were that no other volunteers stepped forward, and that vacancies must be filled for the Board to perform the individual tasks of each position without having any one volunteer performing double-duties.

By John Kudlach
Seconded by Susan Gilliland motion passed

Secretary - Chairperson - John Kudlach 513-6085

- Approval of Minutes of the November 06, 2000, Monthly Board Meeting.
- Motion to approve the November 06, 2000, minutes:

By Karen Smith
Seconded by Susan Gilliland motion passed

Architectural Review - Chairperson - Beth Baldwin 584-9986

- **Transitioning** to Beth- Susan Gilliland until February, 2001 - 513-1910

- The Thornhill development when platted had lots misnumbered 95, 96, 97, and 94 as the sequence.
- Susan has rechecked on plan on one new construction, and there may be insufficient square footage. She will cross-check plans filed with County and filed with the ARC to clarify discrepancies. Susan is prepared to intervene with Builder to stop work if any deficiencies are found, and will coordinate with Beth.
- Beth is in contact with Thornhill on completion of bridge at Crosscreek per specifications and other items. Will work with Susan.

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

- Checkbook balance as of 12/04/2000: **\$14,792.92**
- Accounts Receivable: **\$ 2,158.56** (assessments, fees, late fees)
- Accounts Payable: **\$ 0.00**
- Past Due Assessments as of 12/04/2000:

- 3 lots have unpaid assessments: **14, 46, 88** (88 is 3 cycles past due)
- 0 lots have unpaid mowing:
- 2 lots for unpaid late fees: (unpublished)

- Bills to be approved:

- Waste Management--November Service: **\$ 1,030.30** (not yet due)
- John Kudlach--minutes **\$ 52.10** (already paid)
- Susan Gilliland--Newsletters: **\$ 23.00** (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.

- New business

- Total assessments are \$18,447.16. Normal assessment billing is never this high, because there are several outstanding delinquent assessments pending.
- Treasurer will contact the accountant to arrange annual financial review, as has been done in the past.

- Question about Thornhill development affirmed that Thornhill has not turned over any portion of the last phase over to SFPOA, Inc. While platted with the County, the Board will need to proactively negotiate a Seventh Amendment to the Covenant and Restrictions with Thornhill when this last phase is brought into SFPOA. The ARC will have a list of suggestions and items to discuss with the developer in near future. In regards to the last phase's double assessments--bridge maintenance is paid only by the last phase's four homeowners, and is separate from association assessments to SFPOA.
- Ed has reconciled Kirk Hodge's billing for Lawnkeeper's weed spraying that was done. It was not part of the current 2000 contract, so the bill was canceled.
- Hendricksen's sent a twenty-one page proposal for scheduled prairie burns with all of the proper authorizations, licenses, bonds, coordination, etc., with an estimate of \$2,000 per acre. While the proposal can be used as a guideline for other bids, this was viewed as very expensive. Will probably use our L&M Lawnkeepers for the proposed activity. Will contact Forest Preserve contacts such as Mary Oschenslager and Mary Xander for inputs and contacts on prairie burns, as done in the forest preserves and Garfield farms on regular intervals.
- Have received Hendricksen's estimate to prune 3 inch or bigger trees at \$1,850 for the entire subdivision.
- Obtained holiday wreaths for all of the entrances from the local BSA Troop 46.
- Setters, Inc. installed the last of the fence rails and posts for 2000. No more replacements scheduled until spring. About fifty plus rails and posts were replaced in 2000.
- Ed to obtain Holiday wreaths in December.

- There is a new website for Campton Township at WWW.CAMPTONTOWNSHIP.COM for information related to the township, and a link to the Kane County website for additional information.

- A holiday cookie exchange is planned for December 18. Information will be announced by flyer.

- Thank you Ed Klosowski for obtaining holiday wreaths for our subdivision entrances. Thank you to the volunteers for the various ARC meetings and other activities. Thank you the respondents for filling Board vacancies.
- Next meeting is Monday, January 8, 2001, at 7:00PM at the Town Hall.
- Motion to adjourn the meeting at 8:15 PM

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| By | Beth Baldwin |
| Seconded by | Susan Gilliland motion passed |