

**Splitrail Farm Property Owners Association
Monthly Meeting of the Property Owners Association
February 5, 2001**

UNAPPROVED MINUTES

The February Monthly Board Meeting of the Splitrail Farm Property Owners Association was held at 07:00 PM on Monday, February 5, 2001, 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. Board Members, in attendance:

SFPOA, Inc., Board Members: Ed Klosowski, Karen Smith, John Kudlach, Beth Baldwin, Sharon Hallead, Dennis Mahoney, Marianne Cirone

- Call to order 7:11 pm by John Kudlach.

Guest Speaker: **Sergeant Michael Groening** of the Kane County Sherriff's Office spoke to us about the "Patrol Plus" Community Police Program, and his availability to the residents of Splitrail to answer any questions on regulations, questionable activity in the area or any other concerns. **He can be reached at: 630-232-6840.** He and his group provide neighborhood watch programs, home security meetings, K-9 demonstrations, child I.D., school presentations and a communications network. The areas of discussion included the following:

- The option for residents to be put on a vacation checklist and receive a visit by an officer, including checks of windows and doors.
- The leaf burning regulations (as outlined in President's newsletter last month).
- Policies on hunting wildlife in the area, and advised us to contact the Illinois Dept. of Conservation (815-675-2385) with questions.
- The requirements that all residents with an audible burglar alarm submit an Alarm Permit to the Kane County Sheriff's Dept. with a variety of relevant information including phone numbers to contact should the alarm go off. Please call Sgt. Groening for forms. The first three false alarms are "free" and then a charge will be incurred.

Committee Reports:

Treasurer's Report: Karen Smith 377-2149

1. Checkbook 2/4/01

Balance	\$12,479.78
Accounts Receivable	\$1,195.96 (assessments, fees, late fees)
Accounts Payable	\$0.00
2. Past due assessments 1/24/01
 - 3 lots have unpaid assessments/fees: 14, 46, 88 (4 cycles past)
 - 2 lots have unpaid late fees
3. Bills to be approved

--Waste Mgmt.--Dec. service	\$1,018.60 (already paid)
--Waste Mgmt.—Jan. service	\$1,080.60 (not yet due)
--Ron Kot—annual financial review	\$900.00 (already paid)
--A. Landmeier—foreclosure & legal work	\$412.50 (already pd)
--A. Landmeier—court filing fee for lien,	\$18.00 (already pd)
4. Old Business
 - lot 88 is now in foreclosure. Lien has been filed.
 - annual financial review completed and tax returns filed. There was no tax due (copy att for records).
5. New Business
 - correction to minutes of 12/4, Treasurer's report: lot 88 is 4 cycles past due, not 3

Karen made a motion to approve bills, Sharon seconded, motion passed.

John requested a motion to approve December minutes, Karen made motion, Beth seconded, the motion passed.

A discussion was held regarding the proposed increase in assessments from \$240/yr. to \$300/yr. No objectors to the proposed increase came forth at the January meeting.

Reasons for the increase: there has not been an increase in the assessments since 1994, and is based on increases in expenses and budgeted amounts for replacement trees and shrubs.

The assessment issue was decided to be revisited yearly; keeping the assessments down will be based on the homeowners continuing to be involved so that professional management will not have to be hired. Professional management would probably result in assessments at least doubling.

The possibility of developing a website for the association was discussed to provide information on the covenants, meetings, etc. This may reduce the reproduction expenses, plus securing realtor advertisers for the site could offset the cost.

Karen made a motion to pass the increase in assessments to \$300 per year, payable in May 2001. The trash component increase is a straight pass through from the waste service provider contract and is additional. Dennis seconded the motion, the motion passed.

Community Affairs – Sharon Hallead 587-4081

A cookie exchange was held in December and a neighborhood garage sale is tentatively planned for May.

Landscaping Committee – Edward Kloslowski 584-5318

Christmas Decorations were removed. Ed has spoken to Drew Ullberg of Kane County to discuss a prairie burn. Beth suggested a grant to help fund the burn. Re: snowplow damage to lawns, Marianne reported that she wrote a letter on behalf of SFPOA to the Campton Twp. Hwy. Dept. to request additional care be taken in plowing in order to avoid lawn damage.

Architectural Review Committee – Beth Baldwin 584-9986

Beth reported on the requirement that the bridge on Crosscreek would require safety features per the County. The first Thornhill lot built across the creek has not been sold; the second lot being developed is sold.

The next meeting will be held on March 5, 2001 at 7:00pm at Marianne Cirone's house on March 5, 2001.

There was a motion to adjourn the meeting at 8:45pm.