

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

**UNAPPROVED MINUTES**

The March Monthly Board Meeting of the Splitrail Farm Property Owners Association was held at 7:00 PM on Monday, March 5, 2001, at 39W836 Crosscreek Lane, 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, and Marianne Cirone

- Call to order 7:16 pm by John Kudlach.

There was a change in the minutes to change the Waste Management Jan. amt. due \$1,018.60. Motion passed to approve February minutes.

**Committee Reports:**

**Treasurer's Report: Karen Smith 377-2149**

- Checkbook 3/4/01
- Balance \$11,461.18
- Accounts Receivable \$997.76 (assessments, trash, late fees)
- Accounts Payable ~~-\$0.00~~ 244.73

1. Past due assessments: 2/26/01

- Two lots have unpaid assessment fees: 14, 88 (4 cycles past)
- 1 lot has unpaid late fees

2. Bills to be approved:

- Waste Mgmt.--Feb. service: \$1,018.60
- A. Landmeier—addtl. work on lien \$33.00
- Setter Home—repair/replace rails \$175.00
- John Kudlach – newsletter \$36.73
- Marianne Cirone –newsletter \$25.12

A motion passed to approve the bills to be paid.

3. Old Business:

- Correction to Feb minutes, Jan. Waste Mgt. was \$1,018.60, not \$1,080.60.

4. New Business: none

**Landscaping Committee – Edward Klosowski 584-5318**

Ed spoke to Drew Uilberg of Kane County re: getting the names of contractors to do prairie burns. We will seek 3 bids from local firms.

The Campton Twp. Hwy. Dept. was contacted re: sod damage. Richard Noren said a crew would be sent in the next 45 days to fix sod or supply black dirt.

Ed contacted Kirk Hodge, landscaper, to discuss clean up and entrance area mulching and landscape issues.

Ed is doing a review of which fences need repairs, dying trees and shrubs that need replacement.

**Splitrail Farm Property Owners Association  
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April 9, 2001**

The April Monthly Meeting will take place at 7:00 PM, Monday, April 9, 2001, at Marianne Cirone's home at 39W836 Crosscreek Lane, St. Charles, IL 60175. Any member of the Association is invited to attend.

**Proposed Agenda for the Board**

1. Call to order.
2. Approval of minutes.
3. Committee Reports.
  - President - Outstanding discrepancies, interpretations, and violations of Splitrail Farm Covenants Article V GENERAL RESTRICTIONS et al and By-laws.
    - Reports received of construction and storage in common areas and open spaces outside of individual Member lot private property boundaries. General Liability & waiver of subrogation requirements of Member, illegal activities, and vandalism issues. Trailer parking is not allowed (Article V General Restrictions of Splitrail Farm Covenants) within the 200 acres of Splitrail Farm Subdivision. Cleanup complaints of wind-blown materials. Letters to be sent before meeting or upon approvals at meeting.
    - Updated covenants will be provided in welcome packages and by request. Covenants and By-laws are obligated to be passed on by Realtors and sellers to buyers of homes within Splitrail Farm Subdivision.
  - Treasurer and Finance
  - Architectural Review Committee (ARC)
  - Landscape and Maintenance
    - Replacement of sign at north entrance of Splitrail Farm. 8"x8" post weathered and collapsed under weight of sign in high winds in early March. Sign and brackets recovered for proposed replacement or repair.
    - Open space reclamation and renewal
    - fencing in common areas
  - Government Liaison
  - Community Activities
4. Old Business.  
New Business.  
Recognition.
5. Adjournment.

Your SFPOA Inc. Board Members effective December 4, 2000, during monthly meeting:

John Kudlach	513-6085	President
Karen Smith	377-2149	Treasurer
Ed Klosowski	584-5381	Landscape & Maintenance
Marianne Cirone	513-8672	Secretary/Vice President
Beth Baldwin	584-9986	Architectural Review
Dennis Mahoney	584-1661	Government Liaison
Sharon Hallead	587-4081	Community Activities

Architectural Review Committee – Beth Baldwin 584-9986

No new review requests have been received.

She spoke to Didier re: the spool of wire that said it is Comm. Ed.'s.

**Other Business**

A Splitrail resident, George Yanik approached the board re: interest in providing the website design services for the SFPOA. He has a business doing this and offered a list of clients. His name is being kept on file for the possible future website.

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**Important Note: Although Campton Township is going to mandatory waste pick up, the fees will continue to be billed to the SFPOA and passed on to residents via the SFPOA assessments. (The contract rate which SFPOA has with Waste Mgt. will be honored until May, 2002 at which time we will go to the Campton rate.)**  
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Several issues re: violations have been brought to the attention of the Board, including vehicles parked on the street, commercial vehicles parked at residences, ATV use on the streets and dogs left out barking. John is following up on these violations with the appropriate investigation and/or correspondence.

A motion to adjourn passed at 8:25 pm. The next meeting will be held on April 9, 2001 at 7:00pm at 39W836 Crosscreek Lane.