

**Splitrail Farm Property Owners Association
Monthly Meeting of the Property Owners Association**

**June 4, 2001 Agenda
Proposed Agenda of the President for the Board**

The June Monthly Meeting will take place Monday, June 4, 2001. All members of the Association are invited to attend.

1. Call to order by Acting President Ed Klosowski
2. Committee Reports.
 - Treasurer and Finance
 - Architectural Review
 - Landscape and Maintenance
 - Government Liaison
 - Community Affairs
3. Old and New Business.
4. Adjournment.

SFPOA Inc. Board Members effective May 7, 2001

Ed Klosowski	584-5381	Acting President/Landscape
Marianne Cirone	513-8672	Vice President/Secretary
Karen Smith	377-2149	Treasurer
Beth Baldwin	513-9009	Architectural Review
Dennis Mahoney	584-1661	Government Liaison
Sharon Hallead	587-4081	Community Activities

May 7, 2001 Approved Minutes

The May Monthly Board Meeting of the Splitrail Farm Property Owners Association was held at 7:00 PM on Monday, May 7, 2001, at the Campton Town Hall.

Splitrail Farm Property Owners, Inc. Board Members, in attendance:

SFPOA, Inc., Board Members: Ed Klosowski, Karen Smith, Beth Baldwin, and Marianne Cirone; Homeowner Bill Funk.

- Call to order 7:19 pm by Ed Klosowski, Acting President.
- Correction to the April unapproved minutes: Kirk, not Kurt Hodge. Motion passed to approve April minutes.

Committee Reports:

Treasurer's Report: Karen Smith 377-2149

- Checkbook 5/7/01
 - Balance \$6,902.88
 - Accounts Receivable \$997.76 (assessments, trash, late fees)
 - Accounts Payable \$0.00
- 1) Past due assessments: 5/7/01
 - Two lots have unpaid assessment fees: 14, 88 (4 cycles past)
 - 1 lot has unpaid late fees
 - 2) Bills to be approved:
 - Waste Mgmt.—April service: \$1,030.30 (already paid)
 - Marianne Cirone —newsletter \$27.88
 - Lawnkeepers—April service \$1,365.00
 - Susan Klopmeier—second half billing and postage, \$555.60
 - 3) A motion passed to approve the bills to be paid.
 - 4) Old Business – reminder to all property owners that the trash bill will still be paid through the Association.
 - 5) New Business – assessment bills have been mailed. Total billing was \$21,550.60. Payments must be postmarked by 5/15 to avoid late fee.

Architectural Review Committee – Beth Baldwin 584-9986

The following have been approved by the ARC:

- A tree addition to Kudlach, Lot 29.
- Landscape remodel with adjustments to Lanning, Lot 24.
- Landscape plan for Beach, Lot 94, including an addition of evergreens to screen garage. Requested further detail on wall in plan.
- A basketball hoop for Cirone, Lot 74.
- A tree replacement of River Birch to Chantileer Pear for Funk, Lot 25.

In addition a letter was sent to O'Brien, Lot 93, notifying them again that the landscape plan needs to be submitted with 30 days.

Reminder: Shrubs, trees, etc. must be approved by the Architectural Review Committee and added to the Homeowner's plan prior to planting.

Landscaping Committee – Edward Kloslowski 584-5318

- The damaged areas have been graded with black dirt and seeded.
- Ed will contact corner lot owners re: maintenance issues of corners.

- Re-edging, lawn mowing, mulching and clean up has been started.
- Hendrickson has sprayed 65 crab apples and 35 Hawthorns.
- Ed has hired Banner Up of Geneva to repair the entry way sign for \$1,950 (vs. \$3,665 for a new sign). This should be done within two weeks.

Government Liaison Committee – Dennis Mahoney - no report

Old Business

The trailer has been moved from common space near Lot 66, and they have been contacted re: the unapproved tree house with no response as yet.

New Business

Ed has contacted Sam Gallucci, the new Campton Highway Commissioner re: the possible repaving of Old Farm Lane.

There have been two incidents of shootings in the subdivision, and both have been reported to the Kane County Sheriff's Police. A bullet hole was found in the treehouse of Lot 2A2, and BB pellets were shot through the bedroom windows of Lot 54. A homeowner is looking into the possibility of a neighborhood patrol program.

Regarding the beavers that are populating Ferson Creek, the Board's position is that the beavers have been there for a long time and are a by-product of living in the "country". Unless there is significant damming and conversion to wetlands, the Board will not become involved in the relocation of the beavers with the County. Per environmental sources, beavers are often very beneficial to the environment, typically choose to fall trees with little commercial value and will quickly resettle a good habitat even after they are removed from an area. Some ideas for protecting valuable trees include: encircling the tree with cylindrical cages or wire fencing, using a commercial product such as Tree Guard, painting with sand, or using repellants such as RoPel. For further information on the web, go to <http://beaversww.org/solutions.html>.

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Calling All Splitrail Farm Property Owners:

We are looking to all homeowners who have not yet served on the Board to consider a position on the November slate, or those who have not served in a while. It is a great way to get to know your neighbors, make friends, and find out what is happening in your community. It is also a great service and a good way to have your voice heard in the shaping of your community. A big committee keeps the burden light for all individuals and can be a lot of fun. By contributing a small amount of your time, we can continue to function at a fully voluntary level and keep this Board from going to expensive professional management.

We would especially like to see an individual or group who can work together in Community Affairs to help create some fun activities particularly for the kids in the development, such as picnics, parades, bonfires, or game days. Our kids really enjoy these events and the adults seem to have a great time too!

A motion to adjourn passed at 8:30 pm. **The next meeting will be held on June 4, 2001** at 7:00 pm at the Campton Town Hall.