

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

**December 3, 2001 Agenda  
Monthly Meeting  
Proposed Agenda of the President for the Board**

The December Monthly Meeting will take place Monday, December 3, 2001 at the Campton Community Center, 5N082 La Fox Road, St. Charles. All members of the Association are invited to attend.

1. Call to order by President.
2. Approve minutes of last month's meeting.
3. Committee Reports.
4. Old and New Business.
5. Adjournment.

SFPOA Inc. Board Members through October, 2002

Bob Lanning	584-5057	President/Landscape
Marianne Cirone	513-8672	Vice President/Secretary
Karen Smith	377-2149	Treasurer
Ed Klosowski	584-5318	Government Liaison
Linda Kohlfeld	584-5426	Architectural Review

*Approved as  
corrected  
12-3-01.*

*(No copy of  
approved  
on diskette)*

**November 5, 2001 Annual Meeting Unapproved Minutes<sup>A</sup>**

The Annual Meeting of the Splitrail Farm Property Owners Association was held at 7:00 PM on Monday, November 5, 2001, at the Campton Community Center. Due to the fact that not enough new Board members were present to hold the November monthly meeting, the normal Board business was conducted within the framework of the Annual Meeting. These minutes are a combination of the Annual and Monthly meeting topics.

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

SFPOA, Inc., Board Members: Ed Klosowski, Karen Smith, Beth Baldwin and Marianne Cirone, homeowners John Kudlach and Mary Lanning.

- Call to order 7:19 pm by Ed Klosowski, Acting President.

The board voted to approve the November, 2000 minutes.

*annual mtg*

### Nominating Committee – Beth Baldwin

The election results were as follows: 47 ballots returned (approx. half of those sent), of the 44 valid ballots, the results were as follows:

Bob Lanning – 41 votes

Marianne Cirone – 40 votes

Stephanie Parker – 38 votes

Karen Smith – 38 votes

Linda Kohlfeld – 42 votes

Write-in ballots: Ed Klosowski, 4 votes; Hildi Smith, 3 votes; Ralph Scafuri, 1 vote; Joel Siegler, 1 vote.

### Budget for FY 2001-2002 – Karen Smith

See attached, approved as amended.

### Splitrail Farm Treasurer's Report—10/4/01 Karen Smith 377-2149

#### 1. Checkbook 10/31/01

- Balance = \$5,515.96
- Accounts Receivable = \$946.06 (assessments, trash, late fees)
- Accounts Payable = \$2,364.00

#### 2. Past due assessments 10/4/01-11/5/01

- 1 lot has unpaid assessments/fees: 88 (5 cycles past)
- 2 lots have unpaid late fees

#### 3. Bills to be approved:

- Waste Mgmt.—Oct. service, \$1,076.75
- Lawnkeepers—Oct. service, \$1,365.00 (already paid)
- Marianne Cirone—newsletter, \$57.40
- Beth Baldwin—election expenses, \$34.00
- Ed Klosowski—Bonfire expenses, \$148.25
- Lawnkeepers—sod and bushes, \$480
- Setter home – splitrail repairs, \$175.00 (already paid)
- Susan Klopmeier—assessment billing, \$567.60

All bills were approved for payment. Checks were incorrectly printed by the bank, so Karen will pay when corrected checks are received.

#### 4. Old Business

last phase in subdivision

#### 5. New Business

- Beth Baldwin was appointed to follow up on the procedures required to officially turn over the two new Crosscreek Lane homes into the SFPOA.
- Documents received regarding rezoning of the Rosi property on Denker Rd. to a planned unit development. Homeowners interested in reviewing the plan should contact the Association secretary.
- Approve contract with Susan Klopmeier for assessment billing work. Cost is \$525 per billing plus expenses (approved).
- Approve contract with Ron Kot, CPA, to handle annual financial review and tax returns. Cost is not expected to exceed \$900 (approved).

- First half assessment bills for 2002 have gone out. The total amount billed was \$21,614.86 (including past due amounts).

### **Community Activities**

- The bonfire was rescheduled for Sunday, October 21, which was a great night. Thanks to Ed Klosowski and John Kudlach for the excellent job with the event. Leftover food was donated to the Lazurus house. Ed purchased plastic bins to be used for future events.

### **Architectural Review Committee – Beth Baldwin 584-9986**

- Nothing to report.

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

- Holiday wreaths will be placed by entrances.
- Provided D. Mahoney and his brother information on rails at Martin's and Kohlfeld's needing repairs.
- Bid from Lawn Keepers was slightly lower than Grounds Keepers, and was selected for price, performance and continuity with new Board.

### **Government Liaison Committee – Dennis Mahoney 584-1661**

- No report.

### **Old Business**

### **New Business**

Beth received information on new liability/director's and officers insurance for SFPOA. It is \$2,662 per year, an increase of \$328. Marianne will send in the application.

A motion to adjourn passed at 8:45 pm. **The next meeting will be held on Monday, December 3** at 7:00 pm at the Campton Community Center on La Fox.

### **Addendum**

A separate meeting was conducted on November 19 for the new SFPOA Board to be elected and select positions. In attendance: Board members Linda Kohlfeld, Bob Lanning, Marianne Cirone, and Karen Smith, and homeowners Hildi Smith and Beth Baldwin.

#### **Results:**

Board reported that Stephanie Parker declined to accept Board position.

Bob Lanning – President/ Landscape

Marianne Cirone – Secretary/Vice President

Karen Smith – Treasurer

Linda Kohlfeld – Architectural Review

The Board agreed that Ed Klosowski would be asked to take the Government Liaison/Community Affairs committees at a later date.

Finally: SFPOA wishes to welcome Laura, Sean and Luke Bransky to their new home on Barnside.