

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

**February 4, 2002 Agenda
Monthly Meeting
Proposed Agenda of the President for the Board**

The February Monthly Meeting will take place Monday, February 4, 2002 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

January 7, 2002 Monthly Meeting Unapproved Minutes

The Monthly Meeting of the Splitrail Farm Property Owners Association was held at 7:00 PM on Monday, January 7, 2002 at 39W836 Crosscreek Lane, St. Charles.

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

SFPOA, Inc., Board Members: Ed Klosowski, Karen Smith, Linda Kohlfeld, Bob Lanning and Marianne Cirone; president's appointee for Community Affairs, Holly Cash.

- Call to order 7:17 pm by Bob Lanning, President.

The board voted to approve the December, 2001 minutes.

Splitrail Farm Treasurer's Report – 12/3/01 Karen Smith 377-2149

1. Checkbook 1/7/02
 - Balance=\$17,283.56
 - Accounts Receivable=\$1,772.96 assessments, trash, late fees
 - Accounts Payable=\$1,076.16
2. Past due assessments 1/7/02
 - 4 lots have unpaid assessments/fees: 13, 14, 84, 88 (6 cycles past)
 - No lots have unpaid late fees only
3. Bills to be approved
 - Waste Mgmt.—Dec. service, \$1,038.80 (already paid)
 - Boy Scout Troop 46—holiday wreaths, \$85.00 (already paid)
 - Marianne Cirone—newsletter, \$37.36
 - PO Box fee—Feb. '02 to Jan. '03, \$20.00
 - Swifty Print—new letterhead & envelopes, \$112.90
4. Old Business
 - Financial review has been completed by our Certified Public Accountant. Any homeowner wishing to see the review should contact Karen Smith. Tax returns will be filed by 1/15. The Association had no tax liability.
 - The final fiscal year 2001 financial results are attached. For the year the Association had a net surplus of \$998.66.
5. New Business
 - A letter was received thanking the Association for our contribution to the Fox Valley Hospice in memory of Dick Anderson.
 - New signature cards for our account will be obtained from the bank

Community Activities - Holly Cash 762-1114

- Holly Cash has been appointed to directly report to President, Bob Lanning as a Community Affairs coordinator.
- The board discussed the results of the community activity interest survey done in 1999.
- Any homeowners with ideas or comments on existing or new community activity events please contact Holly. Some possibilities include a picnic, book sale, perennial sale, etc. All input is appreciated!

Architectural Review Committee – Linda Kohlfeld 584-5426

- Vacant lot 82 has activity beginning on it and is being looked into by Linda.
- Linda will be meeting with Beth Baldwin re: transition of responsibility for the A.R.C. and turnover of the Didier homes to the SFPOA.

Landscaping Committee – Bob Lanning 584-5057

- Landscaping information was transferred from Ed to Bob.
- A dead Hawthorn tree near the Kohlfeld's will be replaced.

Government Liaison Committee – Edward Klosowski 584-5318

- Ed reported on various retail developments in the works:
 - A retail area and walkways in downtown St. Charles near the Manor restaurant.
 - A SuperTarget, TGI Friday, and Portillo's being built on the east side.
 - An upscale mall near Delnor
- Ed will be checking into the possibility of getting the Crosscreek street sign moved and a street light installed at the end of the block near Denker.

Old Business

- Karen will be sending a letter and bill to the owner of Lot 88, which is \$1,082.06 in arrears. SPFOA currently has a lien on the property.

New Business

Again, due to concerns from homeowners, the Board reminds members to be mindful of Article 5, Section 6 of the covenants, prohibiting noxious or offensive activities within the subdivision, be it on individually owned properties or common space, and if appropriate, to share this information with children and/or guests.

A considerable amount of empty liquor containers have been found in the subdivision, and homeowners are encouraged to share any ideas relevant to keeping our neighborhood safe and clean. As always, if any homeowners feel that illegal activities are being conducted, they are encouraged to call the Kane County Sheriff.

A motion to adjourn passed at 8:45 pm. **The next meeting will be held on Monday, February 4** at 7:00 pm at the Campton Community Center on La Fox.