

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

**March 11, 2002 Agenda
Monthly Meeting
Proposed Agenda of the President for the Board**

The February Monthly Meeting will take place Monday, March 11, 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 |

February 4, 2002 Monthly Meeting Unapproved Minutes

The Monthly Meeting of the Splitrail Farm Property Owners Association was held at 7:00 PM on Monday, February 4, 2002 at the Campton Community Center.

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; homeowner Hildi Smith

- Call to order 7:19 pm by Bob Lanning, President.

The board voted to approve the January, 2002 minutes.

Treasurer's Report 2/4/02 Karen Smith 377-2149

1. Checkbook 2/4/02

- Balance=\$15,307.40
- Accounts Receivable=\$1,772.96 assessments, trash, late fees
- Accounts Payable=\$1,109.56

2. Past due assessments 2/4/02

- 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.—Jan. service, \$1,072.20
- Marianne Cirone—newsletter, \$37.36
- Ron Kot—annual financial review, \$900.00 (already paid)

4. Old Business

- Proof-of-delivery cards for the letter on past due association fees were received from the owner of lot 88 and from his realtor. The owner has 30 days to respond.

5. New Business

- A discussion was held regarding the portion of fees for Lot 88 for which the owner is legally responsible and how to best to collect them. This will be addressed again at the next meeting.
- On June 1, the Waste Mgmt. contract will expire and the rate will go up \$0.45 per month, but will still be billed through the SFPOA.
- Re: the surplus from FY2001, this will roll forward, with capital improvements approved by homeowners and maintenance approved by Board.

Community Activities - Holly Cash 762-1114

- A spring event will be sponsored by the SPFOA and held on Sunday, June 9th, the exact time and location to be announced, so mark your calendars! This will be an event for all ages to include outdoor activities and food.
- Holly will be conferring with the participants in last year's garage sale to get information to use in determining the best dates and strategy for the garage sale. Any other interested parties please contact Holly.

Architectural Review Committee – Linda Kohlfeld 584-5426

- Vacant lot 82 has begun home construction. Linda met with a group of neighbors and A.R.C. members to discuss plans; the owners Mr. and Mrs. Beebe agreed to all of the committee's requests for changes and have complied with all requests.
- The addition to Lot 36 (Carr) was approved.
- Linda will be meeting with Beth Baldwin re: turnover of the Didier homes to the SFPOA.

Landscaping Committee – Bob Lanning 584-5057

- Landscaping proposal by Hendricksen was transferred from Ed to Bob.
- A discussion was held regarding replacing the dying Hawthorns with another type of plant.
- The board discussed the possibility of forming a landscape committee to help with plantings and landscape issues. Interested parties should contact Bob.

Government Liaison Committee – Edward Klosowski 584-5318

- Ed reported on various issues:
 - The “outer belt highway” which Kane County is not in favor of.
 - Conversion of the Old St. Charles Mall to an auto mall.
 - The St. Charles Park District acquiring 579 acres of land in Campton Township currently occupied by soccer fields and other recreational activities, to continue to be used for recreational purposes.
- Ed was able to arrange to have the Crosscreek street sign moved for better visibility and a streetlight will be installed at the end of the block near Denker in the spring.

Old Business

New Business

- Several topics discussed:
 - November 19 meeting included in annual meeting minutes.
 - The number of people currently serving as Board members vs. the requirements of the covenants. This issue will be further investigated and discussion tabled until the next meeting.
 - The use of a “president’s appointee” as a Committee chair and who may serve on the Board.

A motion to adjourn passed at 9:15 pm. **The next meeting will be held on Monday, March 11** at 7:00 pm at the Campton Community Center on La Fox.