

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

**June 3, 2002 Agenda  
Monthly Meeting  
Proposed Agenda of the President for the Board**

The **June** Monthly Meeting will take place **Monday, June 3, 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
Marianne Cirone	513-8672	Vice President/Secretary
Karen Smith	377-2149	Treasurer
Ed Klosowski	584-5318	Government Liaison
Linda Kohlfeld	584-5426	Architectural Review
Hildi Smith	584-9346	Landscape
Holly Cash	762-1114	Community Affairs

**May 6, 2002 Monthly Meeting ~~Un~~approved Minutes**

The Monthly Meeting of the Splitrail Farm Property Owners Association was held at 7:00 PM on Monday, May 6, 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, Holly Cash, Hildi Smith and Marianne Cirone; homeowner John Kudlach.

- Call to order 7:00 pm by Bob Lanning, President. The board voted to approve the **April**, 2002 minutes.

**Community Activities - Holly Cash 762-1114**

- Holly is preparing the invitations for the June 9<sup>th</sup> picnic and bonfire to be held in the common space on Splitrail Lane. Tentative plans include bike decorating (decorations provided) at 4:00 pm, followed by a parade, and a picnic and bonfire starting at 5:00pm. Hot dogs, brats and soft drinks will be provided, and residents are asked to bring a side

dish as noted on the invitations. Holly is requesting that the residents respond with a head count in order to purchase the correct amount of food, etc.

- Holly is assembling information for an update of the SFPOA directory, and will be sending out questionnaires.

#### **Treasurer's Report 4/8/02 Karen Smith 377-2149**

##### **1. Checkbook 5/6/02**

- Balance=\$10,942.55
- Accounts Receivable= unknown
- Accounts Payable=\$2,187.65

##### **2. Past due assessments 5/6/02**

- 3 lots have unpaid assessments/fees: 14, 84, 88 (3 cycles past)
- No lots have unpaid late fees only

##### **3. Bills to be approved**

- Waste Mgmt.—April service, \$1,064.70
- Marianne Cirone—newsletter, \$27.95
- Lawnkeepers—April service, \$1,365.00 (not yet due)
- Lawnkeepers --- dirt and seed, \$565.00
- Hendricksen --- tree spraying, \$530.00

The Board voted to approve payment of the bills.

##### **4. Old Business**

- Assessment bills mailed; total amount of billing not yet available so A/R cannot be computed. Forty-nine payments were received as of 5/6/02.
- Billing for Lot 88 was adjusted to reflect amount accrued since purchase by current owner in Dec. 2000; there was \$570 in assessments and \$36 in late fees.

##### **5. New Business - None**

#### **Architectural Review Committee – Linda Kohlfeld 584-5426**

- The ARC met in April to review various outstanding projects, as follows:
  - The Lot 86 (Siegler) landscape plan was approved.
  - The Lot 28 (Mahoney) fire pit was approved, landscape plan requested.
  - The Lot 40 (Rapacki) landscape plan was approved.
  - The Lot 82 (Beebe) landscape plan is late; Mr. Beebe requested more time to develop the plan.
  - The ARC denied the initiative to allow the building of dog-runs within the subdivision based upon the existing covenants.

#### **Landscaping Committee – Hildi Smith 584-9346**

- Ed, Hildi and Bob will did a walkthrough and review of the landscape with Kirk Hodge of Lawnkeepers. Hildi is reviewing the status of all the areas and the work needed in each area.
- Dennis Mahoney and his brother will be replacing 46 rails in mid-June.
- Hildi is pursuing a proposal for maintenance of our larger trees which are not covered under our current contract.
- John Kudlach transplanted spireas to the common space on Splitrail Lane and is organizing collection of brush for a bonfire at the June 9<sup>th</sup> picnic.

- The Landscape committee is now assembling all those who are interested in beautifying our entryways, working on the creation of walking paths and developing screening of unsightly areas, or who have other interest in the maintenance and management of our 100 acres of common space. If you have an opinion, ideas or a green thumb, this is your chance to participate. Please call Hildi (584-9346) or Bob (584-5057) to join in this important project.

#### Government Liaison Committee – Edward Klosowski 584-5318

- Kane County received a \$10,000 grant to combat the West Nile virus; several cases were seen last year due to spread by mosquitoes. Further information is available on the Daily Herald website for May 6.
- The Kane County Board approved \$2 million to be used for a study of the water supply. They are applying for a matching grant in order to recoup the costs.
- The sale of part of the Corron Farm (212 acres) to Campton Township for \$4.3 million was announced.
- SFPOA has received notice that our property will be part of the area being surveyed by several agencies as part of a wetland study (see attached notice).
- Beth Baldwin has provided a summary of information on recycling and hazardous waste disposal which may be of interest to the homeowners (see attached).

#### Old Business

- Based on the information Hildi gathered regarding the turnover of the Unit 7 (Thornhill/Didier homes), these lots are officially considered part of the SFPOA. Hildi is further pursuing working with the developers to finalize the acquisition of the common space. *Hildi was also assigned to research + resolve issues related to*
- Regarding the Board composition, Joel Siegler, Ralph Scafuri and Stephanie Parker have returned letters stating that they have declined the Board positions offered.

#### New Business

*assessments for Unit 7.*

#### Springtime reminders:

- Please remember that Kane County leash law requires that all dogs be leashed if not on the owners' property. Let's all make sure our area is safe for our residents and their pets by following this law.
- Please be careful of our grassy areas when parking along streets or cul-de-sacs. The spring rains make the ground especially vulnerable to damage.
- Please remember the covenants prohibiting recreational vehicles being left in your driveway. This applies to jet skis, snowmobiles, boats, ATVs, etc.

A motion to adjourn passed at 8:40 pm. The next meeting will be held on Monday, June 3 at 7:00 pm at the Campton Community Center on La Fox.

#### SPLITRAIL News:

Congratulations to Sean and Laura Bransky (Lot 58) on the birth of their daughter Alexandra on March 1.

If we have missed your big event, please accept our apologies and consider submitting your information to us. Our grapevine for collecting news could use a little help. All homeowners with any news they wish to share, including births, graduations, information of college-age children, etc. are encouraged to call or drop off information to any of the board members, or to send an email to Marianne Cirone at [Mcirone@visualpamspro.com](mailto:Mcirone@visualpamspro.com).