

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

**September 9, 2002 Agenda
Monthly Meeting
Proposed Agenda of the President for the Board**

The **September** Monthly Meeting will take place **Monday, September 9, 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

August 6, 2002 Monthly Meeting Unapproved Minutes

The Monthly Meeting of the Splitrail Farm Property Owners Association was held at 7:00 PM on Monday, August 6, 2002 at the Campton Community Center.

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

SFPOA, Inc., Board Members: Linda Kohlfeld, Karen Smith, Hildi Smith, Bob Lanning, and Marianne Cirone.

- Call to order 7:10 pm by Bob Lanning, President. The board voted to approve the June, 2002 minutes.

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

1. Checkbook 8/6/02

- Balance=\$22,438.34
- Accounts Receivable=\$0
- Accounts Payable=\$569.38

2. Past due assessments 6/3/02

- 0 lots have overdue assessments/fees!
- No lots have unpaid late fees only

3. Bills to be approved

- Waste Mgmt.—June service, \$1,115.85 (already paid)
- Marianne Cirone—newsletter, \$39.38
- Lawnkeepers—July service, \$1,365.00 (already paid)
- Hendricksen - tree spraying, \$530.00
- Hendricksen - tree spraying, \$265.00 (already paid)

4. Old Business

5. New Business

- Payoff letter issued for lot 59
 - New owners: Sarah & Matthew Vetter
- Payoff letter issued for lot 70
 - New owners: Sally Lehnhardt & Michael Platzke

Architectural Review Committee – Linda Kohlfeld 584-5426

- 3 landscape changes were approved: Lot 74 (Cirone), Lot 67 (Sutherland), and Lot 14 (Goldberg).
- A new deck was approved for Lot 93 (O'Brien).

Government Liaison Committee – Edward Klosowski 584-5318

- Ed was not present at meeting. Our members reported as follows:
- Culvert issues by Weidl's/Doran's not solved yet.
- Splitrail Lane repairs are required - will discuss w/ Ed.
- Karen attended meeting re: subdivision proposed at Old Burlington and Bolcum Roads; Ed Malek reviewed various proposals. Current proposal is for 90 homes, to include a community well, ¾ to 2-acre lot sizes.
- For next meeting: discuss standing water at Splitrail and Denker

Landscape Committee - Hildi Smith 584-9346

- Inventoried whole subdivision re: fences, rails, all planting materials; reviewed roads, shrubs, entrances (esp. Silver Glen)
- Committee plan is two-fold: a) save/enhance existing planting first, and b) make improvements.
- After existing contracts are paid, it is estimated that \$6,000 is left in the current landscape budget.
- This year, mulching is required, several trees require treatment, and tree trimming required.

Please find attached Kane County Leaf Burning regulations.

Community Affairs - Holly Cash - 762-1114

- The June picnic worked out well. The date for the bonfire is Saturday, October 19.
- Remember to fill out and return our update form for the Splitrail Directory. If you have any new information, please give Holly a call at 762-1114, or send to/drop off your form at her house (39W943 Crosscreek Lane). The forms can also be dropped off to any other Board member.

Old Business

- Re: Unit 7, Bob requested that Hildi draft letter re: assessments for Unit 7 properties based on her research. According to Hildi's research, the Unit 7 lots became part of SFPOA on 2/2/00 when the plat was filed per state law, and are required to be billed accordingly. Board agreed that Unit 7 are recognized as part of SFPOA as of that date, and will be billed retroactively, without any late fees due from the owners for retroactive billings which are paid by the next billing date (November).
- Issues regarding the Board are tabled until the next meeting.

The next meeting will be held on **September 9, 2002** at the Campton Township Community Center.