

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

**October 7, 2002 Agenda  
Monthly Meeting  
Proposed Agenda of the President for the Board**

The **October** Monthly Meeting will take place **Monday, October 7, 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

**September 9, 2002 Monthly Meeting Unapproved Minutes**

The Monthly Meeting of the Splitrail Farm Property Owners Association was held at 7:00 PM on Monday, September 9, 2002 at the Campton Community Center.

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

SFPOA, Inc., Board Members: Ed Klosowski, Linda Kohlfeld, Karen Smith, Hildi Smith, Bob Lanning, and Marianne Cirone. Homeowners Al Anderson and Mike Platzke, and prospective homeowner Mike DeVito.

- Call to order 7:10 pm by Bob Lanning, President. The board voted to approve the August, 2002 minutes with the following amendments: change two dates on Treasurer's Report to 8/6/02. Also, change May to June on June minutes.

## **Splitrail Farm Treasurer's Report—9/9/02**

1. Checkbook 9/9/02
    - Balance=\$13,462.31
    - Accounts Receivable=\$0
    - Accounts Payable=\$295.00
  2. Past due assessments 9/9/02
    - NO lots have overdue assessments/fees
    - No lots have unpaid late fees only
  3. Bills to be approved
    - Waste Mgmt.—July service, \$1,116.29 (already paid)
    - Waste Mgmt.—August service, \$1,128.36 (already paid)
    - Marianne Cirone—Newsletter, \$36.00
    - Lawnkeepers—August service, \$1,365.00 (already paid)
    - Lawnkeepers—Sept. service, \$1,365.00 (not yet due)
    - Hendricksen—pin & white oak treatments, \$295.00
    - Setter Home—repair/replace rails, \$700.00 (already paid)
    - Corona Landscaping—provide & spread mulch, \$4,375.00 (already pd)
- The Board approved a motion to pay the bills listed above.
4. Old Business
  5. New Business
    - Payoff letter issued for Lot 9
    - New owners are Denise & Steve DeBoer

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

- Landscape plans have not been received for Lot 82 (Beebe)- resent request initially sent 4/2.
- Landscape plans submitted by Lot 83 (Sibley) to be reviewed on Thursday.

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

- \$5 million pledged to Kane County to purchase farms to be only sold/used for farming; an addtl. \$2 million from Grand Victoria fund for this purpose.
- Garfield Farm will increase by 99 acres due to purchase of Morgansen Farm for \$1.1 million, \$500,000 will be refunded to Campton Twp. at some point.
- The proposed Grand Prairie subdivision of 2,000 homes proposing to utilize the St. Charles waste treatment capabilities.
- Ed commented on slowness of the Oak Shadows construction.
- Mentioned Campton Twp. may want to take action against mosquitoes. Board requested that Ed follow up on mosquito abatement and repaving of Splitrail Lane. (See note at end of minutes for more information).
- Ed volunteered to buy and hang the fall and winter seasonal decorations at the entryways.
- Ed suggested arranging date for Board recognition dinner.
- Ed is resigning the Board as of December.
- In clarification of issue of standing water at Splitrail and Denker, Ed stated gravel had been used to fill depressed areas.
- If any homeowners have questions re: the interpretation of the burning regulations, they can contact Gary Mielke at the Dept. of Soil and Water Conservation. Bob offered to obtain burning permit for bonfire.

### Landscape Committee - Hildi Smith 584-9346

- Hildi distributed copies of her landscape inventory and landscape report. She inventoried whole subdivision re: fences, rails, all planting materials; reviewed roads, shrubs, etc.
- Board approved and signed contract with Care of Trees for \$5300 to trim all crab trees between November and March.
- Denker Court has an unhealthy pin oak; Board approved a motion to make this cul-de-sac a priority for improvement if the upcoming budget allows.

### Community Affairs - Holly Cash - 762-1114

- The date for the bonfire is Saturday, October 19. The food budget is approx. \$150, same as last year. Ed will put out the announcement banner.

### Old Business

- The Board approved a motion to bill owners of Unit 7 for assessment fees in accordance with state law and facts as researched by Hildi Smith.
- SFPOA will be responsible for trash pickup at some future point when Unit 7 owners can convert their current contract.
- Regarding the upcoming Board election, Bob has assembled the Nominating Committee to serve. Board is discussing procedures for turnover and election of Board members. Potentially, six current members will run again, and new candidates will run for a maximum board size of nine. Al Anderson expressed possible interest in running for a Board position.
- Issues regarding the publication of late assessment information are tabled until the next meeting.

### New Business

- Prospective homeowner Mike DeVito provided general information on a proposed construction project on the Vilmur property (Lot 5), and it appeared to fall within the guidelines for Unit 1 projects. He will provide the ARC with detailed plans. Hildi will mail him a copy of the covenants.

The meeting was adjourned at 8:30 p.m. The next meeting will be held on October 7, 2002 at the Campton Township Community Center.

### Updates/Reminders

- 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. New homeowners, please contact her so that the directory can reflect your information.
- **Any homeowners interested in running for a Board position should contact Beth Baldwin of the Nominating Committee at 584-9986 as soon as possible.**
- As a follow-up to Monday's meeting requests, Ed Klosowski contacted the County and Township re: mosquito abatement. Currently, Campton Township Highway Dept. workers are scheduled to be certified on September 17 in the application of chemicals to kill mosquitoes. More information on this is going to be in the local newspapers in the next couple of weeks. The first areas targeted are those of standing water/culverts. Also, they will review Splitrail Lane for repaving in 2003. Highway funds will be directed to roads in most need of repair. They will let Ed know early next year if our request will be processed.