

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

**November 4, 2002 Agenda
Annual Meeting
Proposed Agenda of the President for the Board**

The Annual Meeting will take place **Monday, November 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 meeting.
3. Committee Reports.
4. Old and New Business.
5. Adjournment.

SFPOA Inc. Board Members through October 2003

Bob Lanning	584-5057	President
Marianne Cirone	513-8672	Vice President/Secretary
Karen Smith	377-2149	Treasurer
Linda Kohlfeld	584-5426	Architectural Review
Hildi Smith	584-9346	Landscape
Holly Cash	762-1114	Community Affairs
Al Anderson	584-2306	

SFPOA Inc. Board Members through October 2002

Ed Klosowski	584-5318	Government Liaison
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October 7, 2002 Monthly Meeting Unapproved Minutes

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

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

SFPOA, Inc., Board Members: Karen Smith, Hildi Smith, Bob Lanning, Marianne Cirone, Holly Cash. Homeowners Al Anderson, Beth Baldwin and John Kudlach.

- Call to order 7:10 pm by Bob Lanning, President. The board voted to approve the August, 2002 minutes with the following amendments: change the name of the farm mentioned in the Government Liaison report to from Morgansen to Mongerson.

Splitrail Farm Treasurer's Report—10/7/02

1. Checkbook 10/7/02
 - Balance=\$12,082.97
 - Accounts Receivable=\$0
 - Accounts Payable=\$1,284.14
2. Past due assessments 10/7/02
 - NO lots have overdue assessments/fees
 - No lots have unpaid late fees only
3. Bills to be approved
 - Waste Mgmt.—Sept. service, \$1,141.12
 - Marianne Cirone—newsletter, \$30.02
 - Lawnkeepers—Oct. service, \$1,365.00 (not yet due)
 - Hendricksen—red maple treatments, \$95.00
 - Allen Landmeier—transmittal letter, \$18.00
4. Old Business
5. New Business
 - Payoff letter issued for lot 61; new owners are the Benton's.
 - Approval requested to engage Susan Klopmeier to prepare Nov. assessment bills
 - Approval requested to engage Ron Kot for annual business review for a fee of approximately \$900. Contract to be signed if agreed to by Board.
 - Discussion of 2002-03 budget issues

Discussion: Klopmeier and Kot have done a good job and have been found to be low priced after shopping around for comparisons.

Motions passed: to rehire Susan Klopmeier and Ron Kot; to pay bills as listed, and to change address for registered agent to SFPOA P.O. Box.

Architectural Review Committee – Linda Kohlfeld 584-5426

- Received landscape plans for Lot 82 (Beebe); to be reviewed.
- Realtor called to see if covenant against fences could be waived, was told no.

Government Liaison Committee – Edward Klosowski 584-5318

- Ed put up fall decorations and has given containers purchased last year for picnic foods to Holly.

Landscape Committee - Hildi Smith 584-9346

- Hildi distributed copies of her committee's proposed landscape budget.
- Hildi is soliciting bids for maintenance for next year, will meet with her committee in two weeks to review plans for next year and prepare budget proposal to present to Board.
- Issue regarding past removal of Kohlfeld's Hawthorns and possible replacement is tabled to a future meeting.

Community Affairs - Holly Cash - 762-1114

- The date for the bonfire is Saturday, October 19.
- Holly plans to have the updated directory out in November.

Old Business

- Board election will be held next year (October 2003). President Bob Lanning will make additional appointments throughout the year as interested parties are identified. This will potentially expand the Board to a possible maximum board size of nine, which will facilitate turnover of approximately half the Board each year in the future.
- New resident Al Anderson was appointed a Board position.
- Discussion of chairman for nominating committee.

New Business

- In order to be uniform regarding enforcement of covenants, standard policy will be created. Hildi is drafting a letter to send to those who are out of compliance.

The meeting was adjourned at 8:55 p.m. The next meeting will be held on November 4, 2002 at the Campton Township Community Center.

Property owner Updates/Reminders

- If you have any new information for the Splitrail Directory since June, 2001, 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 Holly so that the directory can reflect your information.
- Since there will not be an election this year, any homeowners interested in joining the Board should contact any board member. We are also looking for people to help on committees, so call today.
- Hildi Smith and the Landscape Committee are looking for suggestions, comments and input from homeowners. Anyone wishing to provide input or attend a meeting to discuss the landscape plans for next year should contact Hildi at 584-9346. This is your chance to participate in the appearance of your community.
- Regarding trash pickup, remember that on days with a holiday during the week, trash pickup will be moved back one day. That is a tough one to remember, but there is usually always at least one person on the street that remembers consistently, so watch their trash and take heed. ☺
- Please be cognizant of the covenants prohibiting recreational vehicles from being stored on driveways, as well as those prohibiting hazards such as hitting golf balls in common space or into the yards of neighbors.
- Also, in order to minimize the small fortune that all of us homeowners are spending on replacing broken rails, please ask children to stay off the rails on our splitrail fences. Thanks for sharing this information with appropriate parties.
- Call Holly Cash with your RSVP for the October 19 bonfire so that she can purchase the appropriate amounts of food, beverages, etc. Hope to see everyone there!!