

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

**December 2, 2002 Agenda
Monthly Meeting
Proposed Agenda of the President for the Board**

The December Monthly Meeting will take place at 6:00 p.m. on **Monday, December 2, 2002** at 39W836 Crosscreek Lane, 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	Government Liaison
Hildi Smith	584-9346	Landscape
Holly Cash	762-1114	Community Affairs
Al Anderson	584-2306	Architectural Review

November 4, 2002 Annual Meeting Unapproved Minutes

The Annual Meeting of the Splitrail Farm Property Owners Association was held at 7:00 PM on Monday, November 4, 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, Ed Klosowski, Al Anderson; homeowners Beth Baldwin, Jeff Benton and Cindy Zaczek.

- Call to order 7:10 pm by Bob Lanning, President. The board voted to approve the November, 2001 Annual meeting minutes.

NOTE: THERE HAVE BEEN MANY REPORTS OF GOLF BALLS (WITH BLACKHAWK RANGE LOGOS) BEING HIT INTO OUR RESIDENTS' YARDS. GOLF BALLS ARE MORE THAN A NUISANCE, THEY ARE VERY HAZARDOUS TO OUR RESIDENTS AND THEIR PROPERTY. PLEASE HELP US TO PUT AN END TO THIS OCCURRENCE. ALSO, IF YOUR PROPERTY DOES NOT HAVE A CURRENT FIRE [ADDRESS] SIGN, PLEASE CALL THE FIRE DEPARTMENT TO GET A NEW ONE.

Treasurer's Report

- Karen Smith, Treasurer, distributed a draft copy of the 2002-2003 fiscal year budget.
- Discussion of the surplus/reserve amount in the budget, and Hildi made a motion to have Ron Kot review this practice. Karen stated that Ron has stated a nominal reserve amount is acceptable; this issue was tabled since this is not the final version of the budget. Bob requested that Karen review this issue with Ron again.
- Discussion of the \$26,000 for landscape maintenance. Hildi stated that she believes this number is high, and is waiting for more estimates from landscapers; also homeowners must have 30 days to digest budget per Illinois statutes. Budget discussion was tabled to the December meeting.
- Discussion of options re: approaching homeowners about updating entryways. The original 1981 theme was continued in 1998 update of the entryways.

New Business

- Linda Kohlfeld was unanimously elected to chair Nominating Committee.
- Comment on a four-wheeler driving on Splitrail common space; Bob will get a No Trespassing sign.
- Beth suggested using the trees planted on Splitrail property by the Boy Scouts several years ago to use in our landscaping of entry ways and offered to contact Dion Waters re: moving them.

The annual meeting was adjourned at 7:56 p.m. The 2003 Annual Meeting will be held on November 3, 2003.

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

SFPOA, Inc., Board Members: Karen Smith, Hildi Smith, Bob Lanning, Marianne Cirone, Linda Kohlfeld, Al Anderson, Ed Klosowski.

- Call to order 8:00 pm by Bob Lanning. The board voted to approve the October 7, 2002 minutes with the following amendments: change from "Bob Lanning" to "the Board" [will make appointments] under Old Business, and add \$8.00 Annual Filing Fee under bills to be approved.

Splitrail Farm Treasurer's Report—11/4/02

1. Checkbook 11/4/02
 - Balance=\$9,250.83
 - Accounts Receivable=\$0
 - Accounts Payable=\$1,321.72
2. Past due assessments 11/4/02
 - No lots have overdue assessments/fees
 - No lots have unpaid late fees only

3. Bills to be approved:

- Waste Mgmt.—Oct. service, \$1,141.12
- Marianne Cirone—newsletter, \$76.42
- Lawnkeepers—Nov. service, \$1,365.00 (not yet due)
- Boy Scouts—evergreens for entrances, \$175.00 (already paid)
- Ed Klosowski - autumn decorations
- Hildi Smith-- Unit 7 issues and 10 sets of bylaws
- Bills approved by Board

4. Old Business

- Assessment bills prepared & mailed by Susan Klopmeier as approved by the Board
- Total amount of billing not yet available
- Contract signed with Ron Kot for annual business review as approved by the Board
- Additional complaint from a homeowner on Prunetree regarding golf balls hitting their lot
- Discussion of 2002-03 budget issues; 2002-3 budget will be included in January newsletter.

Architectural Review Committee – Linda Kohlfeld 584-5426

- Approved landscape plans for Goldberg, VanZandt, Anderson (Al & Denise), and Beebe.

Government Liaison Committee – Edward Klosowski 584-5318

- Vandalism of pumpkins and mailboxes reported at Mahoney and Platzke residences.
- Holly and Bob will do holiday garlands.
- Grand Prairie plans are slowing down; county is pushing to break it into three communities (St. Charles, Geneva and Elburn), not receptive due to density.
- Board voted to hold Board Recognition dinner - Hildi dissented due to bylaws [and subsequently plans were changed to informal pizza dinner after meeting on Dec. 2].
- Under all versions of boundaries for schools, Splitrail remains at Ferson Creek and Haines.

Landscape Committee - Hildi Smith 584-9346

- Waiting for bids on maintenance and entrance.

Community Affairs - Holly Cash - 762-1114

- The bonfire was very successful.
- Holly plans to have the updated directory out after additions completed.

Old Business

- Discussion of property on corner near Kohlfeld's house; they will do the replacement planting where crabtrees died; will submit their plans for review.

New Business

- Will reassess billing dates for assessments, had targeted to mail bills on Oct. 15th; due 11/1 with late fees incurred after 11/15.
- Hildi moved to have wastehaulers to bill residents directly; issue tabled.
- Karen will contact Susan Klopmeier to see how much we will save if we don't have trash as a separate line item.
- Discussion of purchasing annual meeting signs tabled to January meeting.
- Board voted for positions (as shown on first page).
- Ed Klosowski was thanked for his three years of outstanding service to the Board.

The meeting was adjourned at 9:10 p.m. The next meeting will be held on December 2, 2002 at 39W836 Crosscreek Lane at 6:00 p.m.