

**SEASONS GREETINGS TO ALL SPLITRAIL FARM
PROPERTY OWNERS FROM THE BOARD!**



**Splitrail Farm Property Owners Association
January 13, 2003 Agenda Monthly Meeting
Proposed Agenda of the President for the Board**

The January Monthly Meeting will take place at 7:00 p.m. on January 13, 2003 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	Government Liaison
Hildi Smith	584-9346	Landscape
Holly Cash	762-1114	Community Affairs
Al Anderson	584-2306	Architectural Review

December 2, 2002 Monthly Meeting Unapproved Minutes

The Monthly Meeting of the Splitrail Farm Property Owners Association was held on Monday, December 4, 2002 at 39W836 Crosscreek Lane.

Splitrail Farm Property Owners, Inc. Board Members, in attendance: Karen Smith, Hildi Smith, Bob Lanning, Marianne Cirone, Holly Cash

- Call to order 6:30 pm by Bob Lanning. The board voted to approve the November 4, 2002 minutes with the following amendments: add payments of \$51.99 to Ed Klosowski and \$52.19 to Hildi Smith.

Splitrail Farm Treasurer's Report—12/2/02 - Karen Smith 377-2149

1. Checkbook 12/2/02
 - Balance=\$11,519.84
 - Accounts Receivable=\$0
 - Accounts Payable=\$860.73
2. Past due assessments 11/27/02
 - 9 lots have overdue assessments/fees
 - No lots have unpaid late fees only

3. Bills to be approved

- Waste Mgmt.—Nov. service, \$1,153.63 (not yet due)
- Marianne Cirone—newsletter, \$29.00
- Care of Trees—spray hawthorns, \$265.00 (bill from June; paid)
- Care of Trees—soil treat hawthorns, \$530.00
- CISA—insurance package, \$3,128.00 (already paid)
- S. Klopmeier—assessment billing + postage, \$584.04 (already paid)
- Holly Cash—bonfire supplies, \$280.56 (2002 bill)
- Bob Lanning—trespass sign, \$21.17

4. Old Business

- Total assessment billing was \$24,130.36 for 96 lots
- Removing waste line item from assessment bills would not change the bookkeeper's charge because of the way her system works
- Two calls from homeowners who oppose setting up their own waste accounts
- Follow up on issue of budgeting \$0.00 as year-end balance ~R. Kot doesn't believe this is necessary as long as cash isn't building up from year to year~can add line item labeled "Contingency" and put balance there if desired; it would be considered misleading to put it in a line item where we know it won't be spent

5. New Business

- The proposed fiscal year 2003 budget is attached for review by homeowners. Please address any questions to Karen in the next 30 days (by Jan. 8). It is anticipated that the budget will be adopted at the January Board meeting.
- Received comment on the entryway signs needing improvement.

Architectural Review Committee – Al Anderson - 584-2306

- No report.

Government Liaison Committee – Linda Kohlfeld 584-5426

- No report.

Landscape Committee - Hildi Smith 584-9346

- Waiting for bids on maintenance and entrance from six landscapers.

Community Affairs - Holly Cash - 762-1114

- Holly plans to have the updated directory out after additions completed.
- Any children of residents who wish to advertise their availability to baby sit, mow lawns, etc. in the Splitrail monthly newsletters should call Marianne Cirone at 513-8672 or send an email to Mcirone@Visualpamspro.com.
- Block captains will be asked to provide the welcome packages to new residents on their streets.
- A holiday party is being discussed.

Old Business

- Open issues are tabled until the January meeting.

New Business

- The meeting was adjourned at 8:30 p.m. The next meeting will be held on January 13, 2003 at the Campton Community Center, 5N082 La Fox Road, St. Charles.