

**Splitrail Farm Property Owners Association
February 3, 2003 Monthly Meeting
Proposed Agenda of the President for the Board**

The **February** Monthly Meeting will take place at **7:00 p.m. on February 3, 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

January 13, 2003 Monthly Meeting Unapproved Minutes

The Monthly Meeting of the Splitrail Farm Property Owners Association was held on **Monday, January 13, at the Campton Community Center.**

Splitrail Farm Property Owners, Inc. Board Members, in attendance: Karen Smith, Hildi Smith, Bob Lanning, Linda Kohlfeld, Al Anderson; homeowner Mr. Forrester.

- Call to order 7:15 pm. Discussion of the 12/2/02 minutes tabled until the next meeting.
- **Splitrail Farm Treasurer's Report—12/2/02 - Karen Smith 377-2149**
 1. Checkbook 1/13/03
 - Balance=\$15,079.59
 - Accounts Receivable=\$2,816.65
 - Accounts Payable=\$1,263.89
 2. Past due assessments 1/9/03
 - 2 lots have overdue assessments/fees
 - No lots have unpaid late fees only
 3. Bills to be approved
 - Waste Mgmt.—Dec. service, \$1,165.89
 - Care of Trees—prune locusts & crabs, \$5,240.00 (already paid)
 - Ron Kot—annual review & tax prep, \$900.00 (already paid)
 - PO Box—annual rental, \$26.00
 - Landmeier—phone consultation, \$72.00
 4. Old Business
 - Approve annual budget for 2002-2003
 - No comments received from homeowners
 - Copy of approved budget is attached
 - Business review by CPA has been completed and tax returns have been filed. There was no tax due.

- Accounts receivable in the Dec. report were accidentally omitted; should have been \$1,818.88. There were 8 lots past due.

5. New Business

- Payoff letter issued for lot #23, Gush; new owners are Ross VanDorpe & Kimberly Oblak
- Payoff letter issued for lot #65, Harrie/Jordan; new owners are Richard & Barbara Forrester
- Members who sell their properties are requested to have the closing agent contact the Treasurer regarding the required "assessments paid" letter at least 1 week prior to the closing date. There have recently been several requests less than 24 hours ahead, and it is not always possible to process the letters that quickly as two people are involved.

Architectural Review Committee – Al Anderson - 584-2306

- Lot 65 request to install enclosure for dog was denied.
- Lot 36 landscape amendment approved.

Government Liaison Committee – Linda Kohlfeld 584-5426

- District 303 redistricting/boundary issues to be resolved and decided upon by late February.
- Area Housing Developments: Elgin approved development of and will annex areas West of Randall Road, South of Route 20, East of Nesler, 1,200 units on 650 acres and 266 town homes on 161 acres South of Bowes. Those traveling on Randall North of here will eventually be affected.
- Vandalism: Christmas decorations were destroyed or removed. Please be aware, alert, and let's help each other protect our homes.
- Fire danger: It is very dry, evidenced by brush fire Sunday night at Pratts Wayne Woods Forest Preserve, which took hours to extinguish by St. Charles FPD. Winter drought has exacerbated the problem.

Landscape Committee - Hildi Smith 584-9346

- Tecza Environmental Services bid for three-year maintenance contract accepted by Board.
- All crabs pruned by Care of Trees in December.
- All Locusts at Silver Glen and Denker entrances pruned in December by Care of Trees.

Community Affairs - Holly Cash - 762-1114

- No report.

Old Business

- A duplicate copy of the recording of the assignment granting Thornhill the developer's rights to Unit 7 have not been received to date. Hildi will follow up.

New Business

- Assessment Invoicing - Effective 10/1/03, assessment invoices will be dated and mailed on 10/1 and 4/1 each year, and payment will be due on 10/31 and 4/30.
- Bob Lanning will contact Kane County Sheriff to update Neighborhood Watch information.

The meeting was adjourned at 8:30 p.m. **The next meeting will be held at 7:00 p.m. on February 3, 2003 at the Campton Community Center, 5N082 La Fox Road, St. Charles.**

**SPLITRAIL FARM POA
FISCAL 2003 BUDGET**

(years ending October 31)

	2003	2002	2003 B/(W)	MEMO: 2002
	<u>BUDGET</u>	<u>FULL YEAR</u>	<u>2002 ACTUAL</u>	<u>BUDGET</u>
Beginning Balance	\$7,381.80	\$3,705.38		\$4,323.76
<u>INCOME</u>				
Assessments (note 3)	31,422.04	28,186.66	3,235.38	27,600.00
Waste Fees	14,080.80	13,122.19	958.61	13,474.10
Non-resident Mowing	456.00	608.00	(152.00)	304.00
Late Fees	40.00	130.90	(90.90)	50.00
Archit. Review Fees	0.00	50.00	(50.00)	0.00
Community Activities	0.00	0.00	0.00	0.00
Lien Filing Fees	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	0.00
Misc. Income	0.00	50.00	(50.00)	0.00
	<u>\$45,998.84</u>	<u>\$42,147.75</u>	<u>\$3,851.09</u>	<u>\$41,428.10</u>
<u>EXPENSES</u>				
Maintenance (note 1)	(\$26,600.00)	(\$13,430.00)	(13,170.00)	(\$13,767.00)
Waste Removal	(14,140.80)	(13,098.84)	(1,041.96)	(13,474.10)
Repairs (note 2)	(3,300.00)	(5,745.00)	2,445.00	(4,125.00)
Improvements	0.00	0.00	0.00	0.00
Insurance	(3,150.00)	(2,662.00)	(488.00)	(2,675.00)
Taxes/Gov't. Fees	(5.00)	(8.00)	3.00	0.00
Community Activities	(300.00)	(280.56)	(19.44)	(300.00)
Legal/Related Fees	(500.00)	(18.00)	(482.00)	(1,000.00)
Acc't./Bkpg. Fees	(2,000.00)	(1,975.00)	(25.00)	(1,950.00)
Bank Service Charges	0.00	0.00	0.00	0.00
Office Supplies	(250.00)	(220.10)	(29.90)	(175.00)
Newsletters & Meetings	(550.00)	(533.09)	(16.91)	(425.00)
Misc. Expenses	(525.00)	(500.74)	(24.26)	(300.00)
	<u>(\$51,320.80)</u>	<u>(\$38,471.33)</u>	<u>(\$12,849.47)</u>	<u>(\$38,191.10)</u>
NET INCOME/(LOSS)	<u>(\$5,321.96)</u>	<u>\$3,676.42</u>	<u>(\$8,998.38)</u>	<u>\$3,237.00</u>
Ending Balance (note 4)	<u>\$2,059.84</u>	<u>\$7,381.80</u>	<u>(\$5,321.96)</u>	<u>\$7,560.76</u>
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Note 1: includes mowing, general clean-up & all tree care

Note 2: includes replacement of trees & shrubs, mulch, sod, fence repairs

Note 3: 2002 column includes an uncashed refund check from May

Note 4: budgeted surplus is contingency cash which will be spent if needed