

Splitrail Farm Property Owners Association

Unapproved Minutes Monthly Meeting January 7, 2004

Attendees: Al Anderson, Beth Baldwin, Holly Cash, David Kohlfeld, Bob Lanning, Joanna Martin, Stephanie Parker, Hildi Smith

Call to Order: 7:08 p.m.

The December, 2003 minutes were approved.

Treasury: Bob Lanning

- ❖ Waste Management – A proposal to return to individual homeowner billing of waste Management fees was presented and discussed. Motion to proceed by Stephanie, seconded by Hildi, motion carried. Effective date would be May 1, 2004. Details will follow.
- ❖ Reserve Fund – A suggestion has been made that we carry a reserve fund. The suggestion was discussed, and will be reviewed in future meetings.

Treasurers report approved.

Budget & Finance: Stephanie Parker

- ❖ Expense Form—Stephanie has completed and submitted for comment an Expense Settlement Form, to be put on MS Excel Format.

Landscape Committee: Beth Baldwin

- ❖ Splitrail Fence Maint. and Replacement: Initial bid, replacing ~1/3 of all fencing, \$15,000.00. Additional bids being solicited.
 - ❖ “Islands” at entrances, Silver Glen and Denker: Discussions held regarding removal of Honey Locust trees in islands, based on recommendation of a tree specialist. Bids have been received for removal of these and other dead trees. More discussion needed.
 - ❖ Bids have been requested/received for continuation of the tree pruning plan and spraying.
 - ❖ New landscaping plan and previous plan for entrances discussed briefly.
- Landscape committee report approved.

Architectural Review: Holly Cash

- ❖ Request for approval of a horseshoe driveway has been submitted.

Government Liaison: Joanna Martin

- ❖ No report.

Community Activities: Gina Rapacki (presented by Stephanie Parker)

- ❖ **Holiday Party Donation - \$1,000.00 sent to Lazarus House in St. Charles!**
Thank you to all who attended the event, and who helped those less fortunate to celebrate the Holiday Season.
- ❖ Association Directory: Being updated. Contact Gina with any updates. A form will be available.

Nomination Committee: Hildi Smith

- ❖ No report.

Old Business:

- ❖ Unresolved issues – Unit 7 Assessments, and Open Space Parcels: Hildi Smith presented a detailed report including history of assessment status relative to the lots in Unit 7, and remaining open space parcels to be deeded to the Association. Actions await recommendations of our Association attorney.

New Business:

- ❖ Association Attorney: An attorney will be interviewed and selected by the Executive Committee within the next month.
- ❖ Block Captains: Thank you to all Block Captains for your service and assistance.

Adjournment:

Motion to adjourn by Hildi, second by Joanna, motion carried.

Notice of Next Meeting:

7 PM, Wednesday February 4, 2004 Campton Township Community Center
5N082 Old Lafox Road
St. Charles, IL 60175

Monthly Board Meetings, 2004:

First Wednesday each Month:

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|--------------------------------|--------------------------------|--------------------------------|---------------------------------|---------------------------------|
| <input type="checkbox"/> Mar 3 | <input type="checkbox"/> Apr 7 | <input type="checkbox"/> May 5 | <input type="checkbox"/> June 2 | <input type="checkbox"/> July 7 |
| <input type="checkbox"/> Aug 4 | <input type="checkbox"/> Sep 1 | <input type="checkbox"/> Oct 6 | <input type="checkbox"/> Nov 3 | <input type="checkbox"/> Dec 1 |