

**Splitrail Farm Property Owners Association  
Unapproved Minutes  
Monthly Meeting February 4, 2004**

**Attendees:** Al Anderson 630-584-2306, Beth Baldwin, Holly Cash, David Kohlfeld 630-584-5426, Bob Lanning, Joanna Martin, Gina Rapacki, Hildi Smith

**Call to Order:** 7:15 p.m.

The January, 2004 minutes were approved.

**Treasury:** Bob Lanning 630-584-5057

- ❖ Waste Management – Effective May 1, 2004 we will return to individual homeowner billing of waste hauling fees.
- ❖ Reserve Fund – Further discussions held regarding the suggested reserve fund. Continued discussions will be held in future meetings.
- ❖ Checkbook Feb 4, 2004:
  - Balance - \$17,330.29
  - Accounts Receivable –
  - Accounts Payable - \$6.65
- ❖ Past due assessments: One lot past due, one lot unpaid late fees.

Outstanding bill approved for payment, and the Treasurers report approved.

**Budget & Finance:** Stephanie Parker 630-584-5987 (presented by Bob Lanning)

- ❖ Results of the Budget and Finance Committee meeting held January 21, 2004 were presented and discussed. An increase in assessments, to meet the needs for maintenance and upgrade of landscaping discussed briefly, will be reviewed and discussed at the next meeting.
- ❖ A special meeting of this committee will be held to review the annual budget and cost increases.

**Landscape Committee:** Beth Baldwin 630-584-9986

- ❖ Detailed Landscape Projected Costs for Year 2004 presented and discussed, including the following:
  - Mowing and herbicide.
  - Maintenance and care of trees.
  - Removal of diseased/dead trees.
  - Fencing: Repairs and replacement.
  - New Silver Glen Entrance Landscape Plan.
- ❖ Results of January 29, 2004 Landscape Committee Meeting were presented.
- ❖ Entrance landscape plans will be discussed and brought to a vote for approval at the next Board meeting
- ❖ Motion made to pay current mowing bill by April 1m 2004 in order to take advantage of discount carried.

**Architectural Review: Holly Cash 630-762-1114**

- ❖ The request for horseshoe driveway has been approved.

**Government Liaison: Joanna Martin 630-513-0647**

- ❖ No report.

**Community Activities: Gina Rapacki 630-587-3756**

- ❖ A referral file for homeowner's services is being developed.
- ❖ Summertime garage sale is in the planning stages.
- ❖ **Welcome Packs** –Let us know if you are new to Splitrail Farm and/or have never received this helpful information.
- ❖ Association Directory: Being updated. Contact Gina with any updates.

**Nomination Committee: Hildi Smith 630-584-9346**

- ❖ No report.

**Old Business:**

- ❖ Unresolved issues – Unit 7 Assessments, and Open Space Parcels: Our association attorney is reviewing the status of assessments relative to the lots in Unit 7, and will be reviewing the status of the remaining open space parcels relative to the Association.
- ❖ New Association attorney: Griffin, Hoskins, and Brizuela 630-584-6327.

**New Business:**

- ❖ Lot #97 in Unit 7 has been sold.

**Adjournment:**

Motion to adjourn by Holly, second by Gina, motion carried.

**Notice of Next Meeting:**

7 PM, Wednesday March 3, 2004 @ *Campton Township Community Center*  
*5N082 Old Lafox Road*  
*St. Charles, IL 60175*

**Monthly Board Meetings, 2004:**

First Wednesday each Month:

<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