

**Splitrail Farm Property Owners Association
Unapproved Minutes
Monthly Meeting April 7, 2004**

Attendees: Al Anderson 630-584-2306, Beth Baldwin, David Kohlfeld 630-584-5426,
Bob Lanning, Stephanie Parker, Gina Rapacki

Mary Wray – New Property Owner: Introductions and Welcome!

Call to Order: 7:13 p.m.

The March 2004 minutes were approved.

Community Alert: Unfortunately, we report a robbery has occurred in our neighborhood, at a home on Denker Lane. Additional mailboxes were vandalized. Please be alert, and report any suspicious activity to police, block captains, and board members.

Treasury: Bob Lanning 630-584-5057

- ❖ Checkbook April 7, 2004:
 - Balance - \$3,368.75
 - Accounts Receivable – \$ 0
 - Accounts Payable - \$1,218.05
- ❖ Previous Balance: \$16,405.69
- ❖ Accounts Received: 0
- ❖ Accounts Paid: 13,036.94
- ❖ Balance April 7, 2004 3,368.75
- ❖ Past due assessments: All lots current.

May 2004 Assessment Billing was sent out.

Outstanding bill approved for payment. Software to handle billing of assessments has been purchased.

Budget & Finance: Stephanie Parker 630-584-5987

- ❖ Revised 2004 Budget, reflecting assessment increase, submitted and approved.

Landscape Committee: Beth Baldwin 630-584-9986

- ❖ Partial payment of annual mowing bill, and payment for treatment of trees has been made..
- ❖ Preliminary report made on professional prairie restoration, and possible grants available.
- ❖ Discussed problem of waste dumping into the Common Property and the hazards associated with this activity. Further information will be forthcoming in a letter to the Property Owners.

Architectural Review: Holly Cash 630-762-1114

- ❖ See Attached.

Government Liaison: Joanna Martin 630-513-0647

- ❖ Splitrail Lane entrance on Denker: Numerous contacts with various groups including ComEd, and the Campton Township Transportation Department finally resulted in this potential hazard being filled in. (Thank you Joanna for your persistence).
- ❖ The Contact site for street lamp maintenance:

https://www.exeloncorp.com/ComEd/logiccode/Industrial/ComEd_StreetLight.asp

Community Activities: Gina Rapacki 630-587-3756

- ❖ Summertime garage sale will be June 11th and 12th. If you plan to participate, please contact Gina.
- ❖ Summer Bonfire to be held Friday June 18th.
- ❖ **Welcome Packs** –Let us know if you are new to Splitrail Farm and/or have never received this helpful information. New packs will include local restaurant menus and other helpful info.

Nomination Committee: Hildi Smith 630-584-9346

No Report.

Old Business:

- ❖ Nothing to report.

New Business:

- ❖ Lot 97 has been sold; sale of Lot 84 nearly complete.

Adjournment:

Motion to adjourn at 8:42 pm.

Notice of Next Meeting:

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

Monthly Board Meetings, 2004:

First Wednesday each Month:

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

Splitrail Farm Treasurer's Report APRIL 7, 2004

1. Checkbook 4-7-04 Balance=\$3368.75

Accounts Receivable (FEB) \$0.00 Assessment Payment
Accounts Payable (FEB) \$1218.05

March 1, 2004 Balance	\$16,405.69
Accounts Received	
Accounts paid	<u>13,036.84</u>
	\$ 3,368.75

2. Past due assessments

--None

--May 2004 billing was sent out

3. Bills to be approved

--Office Max	computer software	\$ 53.23	paid
--Plandscapes	50% down payment	\$2494.00	paid
--Care of Trees	Annual Service	\$2345.55	paid
--Waste Management	Feb. Billing	\$1210.51	paid
--Griffin, Hoskins..	Legal Fees	\$ 380.00	paid
--Tecza	50% yearly service	\$6487.60	paid
--Office Max	Envelopes	\$ 28.95	paid
--US Post Office	STamps	37.00	paid

4. Old Business

--Waiting to close over payment with Didier Builders.

\$734 pay back.

5. New Business

--Lot #97 has been sold. The New owners are:

James and Angie Coxworth

1206 Willowgate Lane

Saint Charles, Illinois 60174

--Lot #84 is in the process of being sold.

--A letter of introduction and information covering Waste
Managements billing policy was included with each Homeowners
Semi-Annual Billing Statement.