

# **Splitrail Farm Property Owners Association**

## **Board Meeting Minutes**

**July 7, 2004**

**Attendees:** Al Anderson, Bob Lanning, Stephanie Parker, Gina Rapacki, Joanna Martin, Karen Smith

**Call to Order:** 7:08 p.m.

Motion to accept the minutes of the May meeting by Joanna Martin, second by Stephanie Parker, motion carried. The June meeting was cancelled.

**Treasury:** Bob Lanning 584-5057

❖ Checkbook Balance for June 2, 2004 -	\$13,694.30
Accounts Receivable (April)	\$1,429.00 Assessment Payment
	\$1.20 Bank Error
Accounts Payable (April)	\$6,886.08
May 2004 Balance	\$19,150.18
Accounts Received	\$1,430.20
Accounts Paid	\$6,886.30
Total	\$13,694.30

1 lot over due assessment

❖ Checkbook Balance for July 7, 2004	\$13,896.30
Accounts Receivable (June)	\$202.00 Assessment payment
Accounts Payable (June)	\$0.00
June 2004 Balance	\$13,694.30
Accounts Received	\$202.00
Accounts Paid	\$0.00
Total	\$13,896.30

No past due assessment

3 Homes sold: #96 to Joe & Joan Kmieck, #33 to Bill & Sean Dunne, #21 TBD

Motion to accept report by Gina Rapacki, second by Joanna Martin, motion carried.

**Budget & Finance: Stephanie Parker 584-5987**

- ❖ No Report

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

- ❖ Garage Sale not as successful as we would have liked. Will assess and evaluate alternate time of year if we are to have it again.
- ❖ Bonfire was successful with a very good turnout. The food and the opportunity to meet and socialize with our community made for a great time by all.
- ❖ Welcome Packets will be provided to our new homeowners.
- ❖ The Weidl's, Bob Lanning and John Kudlach provided valuable help and manpower for the event.

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

- ❖ No report
- ❖ Al Anderson 584-2306 on behalf of Beth, stated that a schedule for "Splitrail" replacements throughout the community will be published. We've budgeted to start the needed replacements. Replacement will begin August 9, 2004, following an inspection of all splitrail fencing.

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

- ❖ Joanna attended the April annual Campton Township meeting. She learned of Open Space purchased by township to preserve the character of the township. A wealth of good information was developed and she encourages homeowners to give her a call to talk about the positive ideas for the community going forward.

**Architectural Review:**

- ❖ A motion to have Karen Smith replace Holly Cash who recently moved, as committee chair was offered by Bob Lanning, second by Joanna Martin, motion carried. Al Anderson will transfer the files to Karen and provide the names of the current committee members. She has taken on a couple project requests and they will be dealt with expeditiously.

Welcome back Karen!!!!

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

- ❖ No report

### **Old Business:**

- ❖ Dogs doing their business on a neighbor's lawn. This has got to stop.
- ❖ Trailers can not be parked in driveways for extended periods of time. This must stop.
- ❖ Legal Representation – we've retained the services of Gregory Hoskins of Griffin, Hoskins & Brizuela to represent the community and provide advice and counsel when required.

### **New Business:**

- ❖ Common Areas – Do not dispose of waste materials in the common areas. This been a problem for us.
- ❖ Communications by e-mail: A suggestion that SFPOA communications be transmitted to Property Owners by e-mail has been put forward by several property owners, to enhance and enable communications. To facilitate this, we would need to keep and maintain current Property Owners e-mail addresses, and they can be included in our directory. Please forward your e-mail address to any of the below board members, and thank you for your response to this request:

Al Anderson	<a href="mailto:Alfred_Anderson@ars.aon.com">Alfred_Anderson@ars.aon.com</a>
Bob Lanning	<a href="mailto:Schattendad@aol.com">Schattendad@aol.com</a>
David Kohlfeld	<a href="mailto:david@kohlfeld.com">david@kohlfeld.com</a>
Beth Baldwin	
Joanna Martin	<a href="mailto:Joannamartin@avenew.com">Joannamartin@avenew.com</a>
Stephanie Parker	<a href="mailto:Sparker@colemanland.com">Sparker@colemanland.com</a>
Gina Rapacki	<a href="mailto:Honeyboxe@aol.com">Honeyboxe@aol.com</a>
Hildi Smith	<a href="mailto:hsmith7791@aol.com">hsmith7791@aol.com</a>
Karen Smith	<a href="mailto:skiers3@lightfirst.com">skiers3@lightfirst.com</a>

### **Adjournment:**

Motion to adjourn by Karen Smith, second by Joanna Martin, motion carried. Meeting adjourned at 8:30 p.m.

**Next Meeting:**      **Wednesday August 4, 2004 @ 7:00 p.m.**  
*Campton Township Community Center*  
*5N082 Old Lafox Road*  
*St. Charles, IL 60175*