

**Splitrail Farm Property Owners Association
Unapproved Minutes
Monthly Meeting September 1, 2004**

Attendees: Al Anderson 630-584-2306, David Kohlfeld 630-584-5426, Bob Lanning, Stephanie Parker, Hildi Smith, Karen Smith, Joanna Martin

Homeowners Present: John Kudlach, Larry Mraz, Greg Van Zandt

Call to Order: 7:08 p.m.

The August 2004 minutes were approved.

Treasury: Bob Lanning 630-584-5057

- ❖ Checkbook August 4, 2004:
 - Balance - \$13,415.73
 - Accounts Receivable - 0
 - Accounts Payable - \$ 480.57
 - ❖ Previous Balance: \$13,896.30
 - ❖ Accounts Received: 0
 - ❖ Accounts Paid: 480.57
 - ❖ Balance April 7, 2004 13,415.73
 - ❖ Past due assessments: All lots current.

- ❖ Checkbook September 1, 2004:
 - Balance - \$13,377.71
 - Accounts Receivable - 0
 - Accounts Payable - \$ 38.02
 - ❖ Previous Balance: \$13,415.73
 - ❖ Accounts Received: 0
 - ❖ Accounts Paid: 38.02
 - ❖ Balance April 7, 2004 13,377.71
 - ❖ Past due assessments: All lots current.

Motion to Approve Treasury Report – Karen, Second-Joanna, Carried.

Budget & Finance: Stephanie Parker 630-584-5987

Landscape Committee: Beth Baldwin 630-584-9986

- ❖ Splitrail fencing has been inspected and a review made of which rails and posts need replacing. A section overgrown by landscape material will be removed, and acceptable rails and posts to be re-used.

- ❖ The Silver Glen entrance island has been removed and paved over. While visually this is an adjustment to the Silver Glen entrance, the cost of maintaining the embedded rock, grass, any future plantings or fencing in the island, is eliminated. The Denker Road island has been worked on by our landscape contractor, but additional attention is required since the paving of Splitrail Lane.
- ❖ Prairie restoration: The initial contract is for the space between lot's 13, 14, and 25, toward the North end of Splitrail Farm, Common Property West of Splitrail Lane, South of the Cutwood/Splitrail Lane intersection. Pizzo & Co. started work on July 29th with the clearing of 80% of the non-native woody material, grasses, and weeds. In September and October the company will return to plant native grasses and forbs. Please note: Any property owner is invited to help themselves to the wood chips that are left by the prairie restoration company, a large pile in the Common Property area.

Architectural Review: Karen Smith 630-377-2149

- ❖ Plans approved: 1. Change in trim. 2. Landscape and deck modification..
- ❖ Plans pending approval:
 - Swimming pool and cabana.
 - Gazebo.
 - Landscaping.

Government Liaison: Joanna Martin 630-513-0647

- ❖ Water situation: Contact being made with local agencies. New well min depth now 700'. Anyone having water problems please make contact with addresses provided in last months minutes.

Community Activities: Gina Rapacki 630-587-3756

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

This committee consisted of Sandy Culumber, Barb Richards and me. Thank you to each neighbor who took time to consider serving on our board for the next two years. We understand that many people whom we attempted to recruit declined to run at this time due to time constraints imposed by family or business commitments. We are encouraged that each one expressed interest in serving in the future when children are more independent, careers place less demands on one's time, or long anticipated freedoms earned as a result of retirement have been explored.

I am confident that we have put forth candidates who represent a wealth of diverse backgrounds and skills. Upon election they will have the opportunity to positively and productively affect the direction of our board for the benefit of all property owners.

Ballots were mailed to each owner(s) of record of each lot on September 21st. Please call me (Hildi Smith 584 9346) if you have not received your ballot, have spoiled and need a new ballot, or have questions about how to complete your ballot.

You must mail your completed ballot in the envelopes provided no later than October 28th to ensure your vote is counted.

P.S. Please stop by on Halloween for really good candy!

Old Business:

- ❖ Additional discussions regarding conformance with SFPOA Covenants, including requirement for trailers (Article V, Section 11).

New Business:

- ❖ Well Problems: To date, 16 Property Owners have had water problems in recent months. A number of new wells have been required, **at costs significantly exceeding \$20,000.00**. Please be aware of this as you consider your water usage; many of us share the same aquifers. We recommend against the use of lawn sprinkler systems – a dormant lawn will return, a dry well will not! In addition, report any loss of water to a Board Member in order that we may gather information.

Repeating from last month, anyone affected by loss of water, please contact Mr. Phil Bus, Executive Director of Development, and Paul Schuch, Director of Water Resources, at the following address:

Kane County Government Center
719 South Batavia Avenue
Geneva, IL 60134.

Please send a copy of any letter sent to the above individuals, to:

Ms. Barbara Wojnicki
5N601 Farrier Point Lane
St. Charles, IL 60175

Another contact is located in Dekalb, IL: Mr. Robert Kay of the United States Water and Geological Survey, 815-756-9207. According to "Pam" in the Campton Township office, Robert is doing a water study for this area. Our input would be helpful, and could be crucial.

- ❖ Elgin Annexation Proposal: We are gathering information on this proposal. Much of the correspondence, many announcements, and notices of meetings have been received via e-mail. Any interested parties should contact any board member, via telecom or e-mail if you wish to receive a copy.

Adjournment:

Motion to adjourn, by Beth, second: Joanna, Carried.

Notice of Next Meeting:

7 PM, Wednesday October 6, 2004 @

*Campton Township Community Center
5N082 Old Lafox Road
St. Charles, IL 60175*

Monthly Board Meetings, 2004:

First Wednesday each Month:

☐ Oct 6 Nov 3 Dec 1