

**Splitrail Farm Property Owners Association
Unapproved Minutes
Monthly Meeting October 6, 2004**

Attendees: Al Anderson 630-584-2306, Hildi Smith, Gina Rapacki, Joanna Martin, Bob Lanning, Beth Baldwin

Absent: Dave Kohlfeld, Stephanie Parker, Karen Smith

Homeowners Present: Chris Baldwin

REMINDER:

All Property Owners are reminded that any exterior changes to homes or lots require the approval of the Architectural Review Committee before such changes are begun. Examples of changes include:

New color for siding, trim, doors or any part of home; any structural changes visible from the outside; addition of decks, pools, play sets, gazebos, etc.; addition of any noticeable new landscape items or beds (does not apply to annuals or small groups of perennials); change in surface or color of driveway; change in contours of the lot. This is not a complete list!

Homeowners are encouraged to contact the A.R. Chair if in doubt about a project. Further information can be found in the Covenants. This rule is in place in order to maintain the visual harmony, and thus the property values, of Splitrail Farm.

Call to Order: 7:06 p.m.

The September 2004 minutes were approved.

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

- ❖ Checkbook October 6, 2004:
 - Balance - \$ 6,218.37
 - Accounts Receivable – 0
 - Accounts Payable - \$ 7,159.34
 - Previous Balance: \$13,377.71
 - ❖ Accounts Received: 0
 - ❖ Accounts Paid: \$ 7,159.34
 - ❖ Past due assessments: All lots current.

Assessment billings will be mailed this week and payment is due November 1, 2004. There is no grace period and late fees will apply to any payment postmarked after 11/01/04.

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

Budget & Finance: **Stephanie Parker 630-584-5987**

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

- ❖ The grass seed installed by Campton Township in the Dairyherd cul-de-sac has failed to take root as it appears that children are playing and digging in the soil where the seed was spread. Beth will send a note to Dairyherd owners asking them to discourage digging in the cul-de-sac. Another concern is the safety of the children playing in the street.
- ❖ Denker Court needs plants.
- ❖ 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.
- ❖ An additional cost of \$700 is anticipated to complete this year's fence/rail replacements

Architectural Review: **Karen Smith 630-377-2149**

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

- ❖ Information regarding Terrestris' attempt to persuade Elgin to annex part of Campton Township is at www.preservcampton.com. Also see the attached Fact Sheet.
- ❖ Thank you Joel Siegler for attending the recent public meeting in my place

Community Activities: **Gina Rapacki 630-587-375**

- ❖ The SFPOA bonfire has been rescheduled to November 6th. Please mark your calendars!

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

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

Old Business:

- ❖ Additional discussions regarding conformance with SFPOA Covenants, including requirement for trailers (Article V, Section 11). Chris Baldwin addressed the board regarding his concern that enforcement of the covenants has not been consistent.
- ❖ Discussion regarding rules and fines as tools to enforce covenants
- ❖ Additional discussion regarding well problems. It appears that more than 20 owners were impacted this year. Robert Kay of US Water and Geological Survey is doing a water study for this area. You may contact him at 815-756-9207 with your concerns.

New Business:

- ❖ The board has resolved to select Griffin, Hoskins & Brizuela as general counsel.
- ❖ The contract for prairie restoration was not signed by the board president and treasurer as required in the by-laws. Beth will furnish the contract to the board for review.
- ❖ Mulch around the trees in the Common Areas was installed improperly and needs to be pulled away from the trees' trunks to avoid permanent damage.
- ❖ Common Areas in Units 5 and 7 have not yet been deeded to Splitrail by the developer. Hildi will work with Phill or Brian Coleman to secure the deeds.

Adjournment:

Motion to adjourn, by Gina. Second – Hildi, Carried.

Notice of Next Meeting:

THIS IS THE ANNUAL MEETING OF PROPERTY OWNERS

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

Monthly Board Meetings, 2004:

First Wednesday each Month:

☐ Dec 1