

**Splitrail Farm Property Owners Association
Unapproved Minutes
Annual Meeting, November 03, 2004**

Attendees: Al Anderson, Hildi Smith, Bob Lanning, Beth Baldwin, Stephanie Parker

Absent: Gina Rapacki, Dave Kohlfeld, Karen Smith, Joanna Martin

Homeowners Present: Tom and Sandy Culumber, Richard Forster, Sue Bell and Mike Hrastinski, Larry Mraz, Brad Siegel, Adolf VanDril

Call to Order: 7:20 p.m.

Election Results: Only one of the three board-appointed Election Committee members attended the meeting. Tom Culumber and Mike Hrastinski volunteered to work with Brad Siegel to tabulate the election results. Thank you to Brad, Mike and Tom. By the way, Sue Bell's and Mike Hrastinski's newly built home is nearing completion west of the bridge on Crosscreek Lane. Welcome, Sue and Mike, to our community.

71 of the 96 ballots (one to each lot) were returned. One was returned outside of the ballot envelope and was disqualified. Thus 70 ballots were tabulated with the following results:

Nominee Name	# of votes	status
Larry Mraz	60	elected
Karen Smith	42	elected
Richard Forster	47	elected
Michelle Weidl	34	not elected
Kim Van Dorpe	48	elected
Hildi Smith	39	not elected
Krista Ravenscraft	1 write-in	not elected
Dennis Carr	1 write-in	not elected

Gina Rapacki formally resigned from the board on November 2nd as outlined in her letter to each homeowner. We are grateful for her work as Community Activities Chair. Thank you, Gina. A successor may be appointed by a majority of the directors to complete the remainder of her unexpired term (October 31, 2005).

Approval of prior Meeting Minutes:

October 2004 minutes were approved with corrections to the Treasurer's report, those being the authorization to pay Beth Baldwin \$37.00 for mailing of the assessment invoices, Gina Rapacki \$70.59 for copies advertising the bonfire, Hildi Smith \$129.09 for copies and mailing of the ballots, Bob Lanning \$150.00 for seasonal pine roping to decorate the entrance signs, and \$157.00 to Griffin Hoskins Atty. for legal advice regarding covenant enforcement.

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

- ❖ Checkbook Balance October 6, 2004: \$6218.37
- Accounts Payable: \$ 543.68
- Fiscal Year end Balance: \$5674.69

Prepaid F/Y 05 Assessments Receivable: \$7600.00

Actual November 3 Checkbook Bal: \$13274.69
No past-due assessments owed

Accounts Payable: Liability and Directors and Officers Insurance \$2700.00

Motion to Approve Treasurer's Report - Beth, Second-Stephanie, carried.

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

No report

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

- ❖ Beth has sent a letter to Dairyherd owners asking them to prevent their children from digging in the cul-de-sac.
- ❖ An Ash on Cutwood needs to be trimmed and an Elm on Denker needs to be removed. Hoss Tree Service quoted the lowest cost of \$1200.00. Beth moved to accept, Stephanie seconded, motion carried.
- ❖ Prairie restoration: Pizzo & Associates is two months behind their schedule, and will install the native plants in November. These are small plugs which may not survive the winter as they will have no time to become established before the ground freezes. Since we are paying toward these plants, Beth will determine if Pizzo will plant free replacements for any that don't survive. If not, planting should be scheduled for next spring.
- ❖ Downed posts and fences will be replaced this month.

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

Absent; No report

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

Absent; No report

Community Activities: **Vacant Position**

No report

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

Written procedures and examples of forms will be turned over to the board at the next meeting to ensure a smooth transition for the new committee members.

Old Business:

- ❖ Additional discussion regarding well problems.
- ❖ 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 has identified the parcel numbers and written to Brian Coleman requesting the deeds be completed and returned to her for filing with the county.

New Business:

- ❖ Beth will get stake type markers to install in cul-de-sacs to mark the roadway edges for snow plows and cars in winter.
- ❖ Discussion of vandalism in the community and the need for each resident to become more alert to suspicious activities and call the Kane County Sheriff at 911 or their substation in Wasco at 587 1490.

Adjournment:

Motion to adjourn by Hildi, seconded by Stephanie, carried.

Notice of Next Meeting:

7:00 PM Monday November 22, 2004 @

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

Board Meetings, 2005

To Be Determined: