

**Splitrail Farm Property Owners Association
Unapproved Minutes
February 9, 2005**

Attendees: Beth Baldwin, Dave Kohlfeld, Larry Mraz, Stephanie Parker, Hildi Smith, and Michele Weidl

Absent: Richard Forster, Karen Smith, Kim Van Dorpe

Homeowners Present: Lynn Funk

Call to Order: 7:13 p.m.

Approval of prior Meeting Minutes:

Motion for approval of January 11, 2005 minutes was made by Hildi and seconded by Stephanie, carried.

<u>Treasury:</u>	<u>Stephanie Parker 630-584-5987 sparker@coleman.com</u>
Checkbook balance as of 2/5/05:	\$16,479.03
Accounts Payable:	\$26.00
Overdue FY05 Assessments Receivable:	\$0.00

Year-end financial statements are balanced and complete.

Motion to approve Treasurer's Report made by Larry, seconded by Beth, carried.

Bills to approve: \$26.00 for the PO box, \$8.40 to Hildi for copies, and \$9,805 to Pizzo & Associates, Ltd. (Kane-DuPage Soil & Water Conservation District (KDSWCD) will reimburse the Association for 75% of the Pizzo bill) for Area 3 prairie restoration. Motion to approve payment of bills, made by Larry, seconded by Beth, carried.

Stephanie received an ATM card for deposits only from Harris bank.

<u>Budget & Finance:</u>	<u>Stephanie Parker 630-584-5987 sparker@coleman.com</u>
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Stephanie provided a proposed budget for 2005. After a discussion, there were minor revisions. She will make those changes and distribute to the community. Motion by Hildi, seconded by Larry, to approve the 2005 Budget, as amended, carried.

<u>Landscape:</u>	<u>Hildi Smith 630-584-9346 hsmith7791@aol.com</u>
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Reviewed Hildi's proposed survey and letter to the community regarding fence maintenance. Motion to approve the survey and authorize its distribution was made by Michele, seconded by Larry, carried. The Landscape Committee will send the survey in the mail to every homeowner and tally the results on February 24. The results will be published in the March minutes. Hildi is obtaining bids for the fence work.

The committee will research industry/grant information for lighting subdivision entrances.

Hildi is soliciting proposals for tree care and lawn maintenance. We will probably need to mulch, and the trees need to be sprayed and/or fertilized. Her committee will then make recommendations based on reputation, past performance and price.

Hildi is applying for a grant for prairie restoration of Area 1 (the NW corner of Denker and Splitrail). The grant would cover 75% of the cost. The Board agreed to expend \$4,480 for the restoration of Area 1 (representing 25% of the total restoration cost) contingent upon KDSWCD contributing 75% of the total cost of the prairie restoration.

<u>Architectural Review:</u>	<u>Kim Van Dorpe 630-513-9521 mikkalbo@hotmail.com</u>
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No report.

Government Liaison:**Beth Baldwin 630-584-9986 no email**

Elgin annexation informational meeting was held February 7. Due to complications, it has been continued until March 7 at 7:00 pm. The Board reiterated its concerns regarding the adverse impacts on our property values that would result from the proposed high density residential and commercial developments being constructed in close proximity to our properties. Significant increases in traffic and adverse impacts on our schools would also result from the proposed development.

Community Activities:**Richard Forster 630-513-0273 forstermail51@yahoo.com**

No report.

Nomination Committee:**Michele Weidl 630-584-8696 michele@prespeak.com**

Hildi provided Michele with a written procedure to follow for the next election. Thanks, Hildi!

Old Business:

Discussion of ongoing vandalism in the community and the need for each resident to become more alert to suspicious activities. There have been numerous incidents of cars driving onto lawns and common area. Residents should call the Kane County Sheriff at 911 or their substation in Wasco at 587-1490 to report any form of vandalism.

Neighbors have complained that off-road vehicles are being ridden within the neighborhood.

- 1) Local laws ban off-road vehicles on public roads; our roads are all public township roads. Call the Sheriff to report
- 2) off-road vehicles on roads. You may do this anonymously.
- 3) Splitrail rules ban off-road vehicles in common areas for insurance liability reasons.
- 4) Covenants and rules prohibit off-road vehicles on private property as they are a noise and safety nuisance.

New Business:

Larry will furnish Hildi with generic quit claim deeds for developers to convey certain open space parcels to the Association.

Adjournment:

Motion to adjourn at 9:02 made by Michele, seconded by Beth, carried.

Notice of Next Meeting:

7:00 pm Wednesday, March 2, 2005 at Campton Township Community Center, 5N082 Old LaFox Rd., St. Charles, IL 60175

Board Meetings for 2005:

March 2
April 6
May 4
June 1
July 6
August 3
September 7
October 5
November 2
December 7