

**Splitrail Farm Property Owners Association
Unapproved Minutes
March 2, 2005**

Attendees: Beth Baldwin, Richard Forster, Dave Kohlfeld, Larry Mraz, Stephanie Parker, Hildi Smith, Karen Smith, Kim Van Dorpe, and Michele Weidl

Absent: none

Homeowners Present: Lynn Funk, John Kudlach, Dennis Mahoney

Call to Order: 7:08 p.m.

Approval of prior Meeting Minutes:

Changes for February 2005 minutes: the Elgin Annexation meeting date was changed; revised date will be reflected in the Approved Minutes. Motion to approve February 2005 minutes as amended was made by Hildi and seconded by Beth, carried.

<u>Treasury:</u>	<u>Stephanie Parker 630-584-5987 sparker@coleman.com</u>
Checkbook balance as of 3/1/05:	\$16,444.63
Accounts Payable:	\$0.00
Overdue FY05 Assessments Receivable:	\$0.00

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

Bills to approve: \$6487.60 for Tecza, and expense reimbursement for Hildi of \$. Motion to approve payment of bills, made by Larry, seconded by Beth, carried.

Assessment billing will go out March 31st and will be due on or before April 30th. Envelopes for this billing will need to be ordered.

<u>Budget & Finance:</u>	<u>Stephanie Parker 630-584-5987 sparker@coleman.com</u>
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Tentative Budget will be distributed with the March Approved Minutes.

<u>Landscape:</u>	<u>Hildi Smith 630-584-9346 hsmith7791@aol.com</u>
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Fence Survey results: There were 67 responses. 38 of these said to keep all of the splitrail fences. Discussed a few of the points brought up by residents, as well as the best way to install the posts. Hildi will meet with her committee to make a recommendation to the Board on which fences to replace and how to go about it.

Prairie burns: a permit is required. Hildi will obtain bids.

Entrance lighting: Several homeowners said in the Fence Survey that they wanted lighting at the subdivision entrances.

Tree care and lawn maintenance: This is the last year of our contract with Tecza. Beth moved to pay 50% of the annual contract for the amount of \$6,487.60. Seconded by Michele, carried. We will mulch this year. Hildi has a bid of \$35/cubic yard, delivered and spread, for dark shredded hardwood. She is obtaining more bids. Karen moved that Hildi may obtain bids for tree care, not to exceed \$3,300. Seconded by Beth, carried.

Prairie Restoration: The contract for Area 1 was approved and signed and ready to submit.

Entrance signs: The Splitrail Farm entrance signs need to be painted. Hildi brought and distributed samples of an off-white for the background ("Lancaster White") with green lettering ("Chrome Green").

→ ehbmom @ msn . com —

Architectural Review: **Kim Van Dorpe 630-309-0689 mikkalbo@hotmail.com**

Homeowners are reminded to review the covenants with respect to changes to home exteriors. Any changes must be discussed by the Committee and approved by the Board.

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

Elgin annexation hearing was held on Monday, April 4, 2005. Cross examination of witnesses is scheduled for Monday April 11, 2005 at 7:00pm at the Hemmens in Elgin.

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

Richard needs the materials from previous Chairperson. He will distribute a new directory. Please call him with updated information.

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

No report.

Old Business:

Discussion regarding gazebos. The Board discussed gazeboes and the Covenants requirements regarding same. Gazeboes must be attached to a deck that is contiguous to the owner's house and must comply with the other requirements set forth in the Covenants. A gazebo within the Subdivision has been constructed based on an owner's reliance on an "approval" from the Architectural Review Committee ("ARC"). Because of the substantial sums of money expended by the home owner in reliance on the ARC "approval", the structure is permitted to remain.

Architectural Review Committee ("ARC") will review submittals regarding gazebos and other proposed structures and is required to make a recommendation to the Board. Board approval must be obtained prior to constructing a gazebo or other structure.

New Business:

With the melting of the snow, it became evident that some dog owners are not cleaning up after their dogs. Dogs owners are reminded that picking up after your dog is common courtesy and/or required by law and covenants. Also please remember that Kane County has a leash law. Dogs not on leashes are a safety hazard to drivers and to other dogs.

Out of consideration of the overall appearance of our neighborhood, please make sure seasonal decorations are put away.

Also, please review the Covenants regarding maintenance and upkeep of properties.

Discussion of distributing Approved, rather than Unapproved Minutes. Karen moved that we distribute Approved Minutes within one week of their approval by the Board. Seconded by Hildi, carried.

Michele moved that Hildi order 500 letterhead and envelopes from Print Queen for the price of \$196.75.

Adjournment:

Motion to adjourn at 9:01 made by Hildi, seconded by Richard, carried.