

Splitrail Farm Property Owners Association
Minutes
April 6, 2005

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

Absent: Richard Forster, Karen Smith

Homeowners Present: Shawn Dunne, Lynn Funk, Dennis Mahoney, and Greg Van Zant

Call to Order: 7:10 p.m.

Approval of prior Meeting Minutes:

Discussion on how to notify residents of next Board meeting. Hildi agreed to post signs at the entrances 72 hours before each meeting. An agenda will be attached to the Approved Minutes. Hildi motioned to approve the March 2005 minutes as amended, Dave seconded, carried.

Treasury: **Stephanie Parker 630-584-5987 sparker@coleman.com**

Checkbook balance as of 3/1/05:	\$16,444.63
Less: Landscape Fence Mailer	(64.92)
Landscape Care of Trees	(2,800.00)
Landscape Tecza 50% pmt	(6,487.60)
Misc: Deluxe Check Reorder	(19.10)
Overdue FY05 Assessments Receivable:	\$0.00
Checkbook Balance 4/4/05	\$7,073.01

Accounts Receivable:	\$19,240.00	No Past Due
Assessments		
Accounts Payable:	0.00	

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

Bills to approve: expense reimbursement to Stephanie in the amount of \$51.80 for assessment mailing, \$306.76 to Print Queen for letterhead and envelopes. Motion to approve payment of bills, made by Larry, seconded by Beth, carried.

Assessment billing was mailed March 31st and will be due on or before April 30th. Envelopes for this billing have been ordered from Print Queen.

Budget & Finance: **Stephanie Parker 630-584-5987 sparker@coleman.com**

Tentative Budget to be distributed with the March Approved Minutes.

Landscape: **Hildi Smith 630-584-9346 hsmith7791@aol.com**

After contacting several contractors about the fence replacement, the Committee recommended awarding the contract to Peerless Fence. Hildi will email the quote to the Board members for their review.

Entrance lighting: Hildi is collecting data on viability and cost of lighting.

Tree care and lawn maintenance: Stephanie motioned to approve a bid by Corona for mulch, not to exceed \$4,500. Seconded by Michele, motion carried. The hawthorns and crabs will be sprayed.

Denker Court landscaping: Hildi will provide drawings and bids next month.

Prairie Restoration: The grant application for Area 1 was approved. Hildi motioned that the Pizzo contract for Area 1 (4.39 acres at Denker and Splitrail) be approved. Michele seconded, motion carried.

Greg Van Zant noted that our streams are blocked by uncontrolled growth and need to be re-trenched. Hildi will investigate grants to revitalize streams.

Entrance signs: The Splitrail Farm entrance signs were painted. Hildi motioned for approval of the material and labor invoices totaling \$1020 to HS Services. Seconded by Stephanie, motion carried.

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

The following items are examples of changes to the home and lot that require approval from the board: exterior painting (doors, trim, shutters, etc.), changes in landscaping, additions/ remodels to the exterior of the home, pools, decks, patios, gazebos, mailboxes, etc. A detailed screening/landscaping plan must be submitted with items such as gazebos and pools.

Once the committee receives the proposal, it will make a recommendation to the board. The board will have the final vote as to whether the proposal is approved. Please note that the board meets at the beginning of each month, therefore, if the proposal is more than a simple color change, approval would not be given until the board can discuss it at the next meeting.

As the summer season is nearing please remember that the parking of RVs, boats, trailers, and work vehicles is prohibited by our covenants.

Due to current covenant restrictions limiting each lot to one dwelling designed for occupancy by a single family, the Architectural Review Committee ("ARC") recommended against approval of the proposed construction of a poorhouse/cabana on Lot No 31. The Board accepted the recommendation of the ARC, and denied the lot owners' application to construct the proposed poorhouse/cabana based on the plans

submitted because the proposed poorhouse/cabana would violate the above stated covenant.

Government Liaison: **Beth Baldwin 630-584-9986 baldwinco@msn.com**

At the Elgin annexation informational meeting held on April 4, developers made presentations and left no time for residents to respond. Interested parties may voice their concern on the following dates: April 11, April 25, and May 23 at 7:00 at Hemmens. More information can be obtained from preservecampton.org.

The school referendum was not passed in the April election. This will have implications for the Elgin annexation as well.

Kane County Noise Ordinances are being reviewed by the County.

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

No report.

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

No report.

Old Business:

Dog 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.

New Business:

Everyone will receive a 65-gallon lidded wheeled recycling bin through Campton Township. 96 gallon bins are also available.

There are concerns that some home owners are running businesses out of their home that is causing an unsafe amount of traffic on certain streets.

Homeowners have expressed interest in updating the covenants. Dave will organize an open forum meeting to explore how the covenants might be updated.

All fence sections that have been removed will be replaced.

Shrubs will be planted along Silver Glen. Hildi is re-locating the existing trees.

Adjournment:

Motion to adjourn at 9:55 made by Hildi, seconded by Stephanie, carried.

Regular Board Meetings are held on the first Wednesday of each month at 7:00pm at the Campton Township Community Center, 5N082 Old LaFox Rd., St. Charles, IL 60175.