

Splitrail Farm Property Owners Association
Minutes
May 17, 2005

Attendees: Richard Forster, Dave Kohlfeld, Larry Mraz, Hildi Smith, and Kim Van Dorpe

Absent: Beth Baldwin, Stephanie Parker, Karen Smith, and Michele Weidl

Homeowners Present: William and Lynn Funk, John Kudlach, and Dennis Mahoney

Call to Order: 7:08 p.m.

Approval of prior Meeting Minutes:

Motion to approve April 2005 minutes as amended was made by Hildi and seconded by Kim, carried.

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

Checkbook balance as of 4/4/05:	\$7,073.01
Add: Assessments Received	\$16,960.00
Less: H&S Services (sign painting)	(1,020.00)
Stamps – Stephanie Parker	(51.80)
Checkbook balance 5/4/05:	\$22,961.21

Accounts Receivable (Past due Assessments) \$2,080.00

10 lots with past due assessments at time of May meeting (Lot Numbers: 49, 33, 41, 29, 66, 5, 46, 37, 54, and 84)

Accounts Payable: \$0.00

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

Motion to approve payment of bills as presented made by Larry, seconded by Hildi, carried.

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

No Report

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

We are on the third year of 3 year contract with Tecza. Hildi noted failure of Tecza to mow certain common areas and ineffective weed killer application. The Landscape Committee will recommend against renewing contract with Tecza unless significant improvements are made.

Care of Trees has completed 2 of 3 applications per contract.

Contract with Peerless Fence for fence repair and replacement has been signed and 50% deposit paid;

Cost of running electric for lighting entrance signs is in excess of \$5,600; Landscape Committee to look further into solar power lights.

Prairie restoration plantings in Area 1 to begin in the Fall of 2005.

Hildi arranged to have 30 trees and 20 shrubs planted at Denker and Silver Glen at no cost to SFPOA.

Discussion re Lot 24 tree plantings

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. ARC recommended approval of colors for exterior painting of lot 35 house. Motion to approve by Larry, seconded by Hildi, carried.

ARC recommended approval of landscape plans submitted for lots 29, 39 and 53 as presented. Motion by Larry to approve landscape plans as presented, seconded by David, carried.

Larry informed Board he would be installing solar lights along perimeter of his driveway (lot 5); Board consented.

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

Elgin annexation hearings have been scheduled for Monday: May 23, 2005 at 7:00pm at the Hemmens in Elgin. More information can be obtained from preservecampton.org.

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

Discussion re: Midsummer bonfire to be scheduled for June 17, 2005 beginning at 6:00pm.

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

No report.

Old Business:

Discussion re: failure of lot 53 owner to apply for or obtain Board approval re: new garage door color; lot 72 owners' failure to move trailer; lot 6 owner and/or residents parking commercial vehicles on their driveway and habitual on-street parking by

residents of lot 6; and lot 52 owners' failure to maintain lawn and apply for landscape approval for certain landscape improvements.

New Business:

With the melting of the snow, it became evident that some dog owners are not cleaning up after their dogs. 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.

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

Discussion re Jeffery Montgomery being arrested for an incident occurring at lot 24. According to a newspaper report, Jeffery Montgomery was arrested for criminal trespass to residence, battery, disorderly conduct, and criminal damage to property. Records are being requested from the Kane County Sheriff's office to obtain additional information for the neighborhood watch group to distribute. At the time of the arrest, Jeffrey Montgomery was residing at lot 6 according to the newspaper report.

Although we live in a relatively safe community, lot owners are encouraged to take precautionary measures to avoid crime such as locking all doors.

Adjournment:

Motion to adjourn at 9:30pm made by Hildi, seconded by Richard, carried.

Regular Board meetings are held on the first Wednesday of each month at 7:00 p.m. unless otherwise indicated, at the Campton Township Community Center, 5N082 Old LaFox Road, St. Charles, IL 60175.