

**Splitrail Farm Property Owners Association
Minutes
July 6, 2005**

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

Absent: Karen Smith and Michele Weidl

Homeowners Present: Lynn Funk and Cynthia Victor

Call to Order: 7:30 p.m.

Approval of prior Meeting Minutes:

The minutes from the May 18 Board meeting were approved via e-mail. Motion by Hildi, seconded by Kim to approve the June 1, 2005 minutes, carried (Larry and Dave abstained).

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

Checkbook balance as of 6/1/05:\$18,599.20

Accounts Payable: (\$0.00)

Assessments Received: \$890.00

(Association Fee Deposits)

Checkbook balance as of 7/6/05:\$19,489.20

Current Overdue Assessments: \$0.00

Motion by Richard, seconded by Stephanie to approve the following bills: \$130.21 to Richard for reimbursement for beverages purchased for bonfire; reimbursement to Hildi in amounts of \$175.00 paid by Hildi for mowing of Area 3, \$200.00 paid by Hildi for removal of old splitrails that were replaced, \$106.10 paid by Hildi for food for bonfire; and \$9.34 paid by Hildi for copies; \$5,606.25 payment to Peerless Fence for replacement of splitrail fencing (less \$145 holdback); \$4,500.00 to Corona for supply and delivery of mulch; carried.

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

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

Budget was distributed with the April Minutes.

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

Fences: Peerless Fence completed the splitrail fence replacement required under its Contract.

Tree care and lawn maintenance: \$6,000 owed to Tecza per Contract; Care of Trees completed tree spraying.

Mulch: installed by Corona per Contract.

Signs: painting complete.

Prairie Restoration: Roundup applied in June, to be applied again in July. Clearing and seeding to be done in September/October.

Discussion re lot 24: lot owner had inadvertently planted trees in the common area.

Board agreed to allow the trees to remain in the common area provided the owner is responsible for initial watering and for removing any trees that die. Owner has agreed to plant additional trees on his lot in close proximity to the trees planted in the common area.

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

Discussion regarding notices and clarification re which Board members will send notices to lot owners.

Motion by Hildi, seconded by Larry, to approve landscape plan for lot 80, carried.

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

Elgin Plan Commission recommended approval of proposed annexation and rezoning of properties in close proximity to Splitrail Farm Subdivision, providing for high density residential and commercial development. The hearing before the Elgin City Council was scheduled for August 10, 2005.

NOTE: the Elgin City Council continued the hearing on the proposed annexation and rezoning until Wednesday, AUGUST 24, 2005 at 7:00pm at the Centre, 100 Symphony Way, Elgin, Illinois. The proposed annexation and rezoning, if approved, will have an adverse impact on our property values and will likely result in significant over-crowding and adverse financial impacts on our schools. It is in everyone's best interest to attend the hearing. The Elgin City Council is expected to act on the Petition for annexation and rezoning at the August 24 hearing.

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

The Bonfire was a success. Thanks to Richard and Hildi for their preparation work, and to all who attended.

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

No report.

Old Business:

Discussion regarding violations of covenants.

New Business:

Discussion regarding Resolution 05-1, A Resolution Approving of and Adopting a Violations and Fines Policy. Motion by Hildi, seconded by Larry, to approve Resolution 05-1, A Resolution Approving of and Adopting a Violations and Fines Policy, subject to approval by attorney Greg Hoskins, carried (Beth abstained).

Proposal by Larry to impose limits on watering grass due to drought. Board agreed to send fliers to lot owners regarding problems that owners are having regarding wells running dry, and recommending avoiding unnecessary use of water. Costs for sinking a deeper well may cost between \$25,000 and \$30,000.

Adjournment:

Motion to adjourn at 10:00pm made by Dave, seconded by Hildi, carried.

Notice of Next Meeting:

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

Remaining Board Meetings for 2005:

September 7

October 5

November 2

December 7