

**Splitrail Farm Property Owners Association
Minutes
October 5, 2005**

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

Beth Baldwin, Karen Smith (arrived at 7:30 pm)

Absent: None

Homeowners Present: Mark Anderson, Lynn Funk, Linda Kohlfeld, Bob Lanning, Brad Seigel, Greg Van Zandt

Call to Order: 7:15 PM

Approval of prior Meeting Minutes:

Motion by Hildi to approve the minutes from the September 7, 2005 Board meeting, seconded by Kim, motion carried.

Treasurer: Stephanie Parker 584-5987 sparker@coleman.com

Checkbook balance as of 9/7/05: \$2419.70

Expenses:

Community Activities/Residents Directory copy charges:	\$60.18
News-Meetings/Resolution copy charges:	\$56.03
News-Meetings/Minutes copy charges:	250.00
Misc/Bank Fee	5.00
Total Expenses:	371.21

Income: 0

Checkbook balance as of 10/5/05: \$2048.49

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

Bills to Approve:

Legal/Consulting re: Resolution	\$260.00
Nominating Committee/supplies & copy charges:	55.65
Nominating Committee/postage:	97.00
Community Activities/Bonfire copy charges:	25.46

Motion by Dave to approve bills as presented, seconded by Larry, carried.

Assessment invoices for 11/01/05 through 04/30/06 were mailed on October 1st and payments are due by November 1, 2005.

Release statement for the sale of lot 60 was faxed on October 4th.

Ron Kot will submit proposal/agreement to conduct our annual financial review.

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

Need budget requests for next fiscal year from board and committee chairs

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

Fences: There are 12,630 linear feet of fence rails at Splitrail Farm. This year we replaced 4,380 linear feet, or 146 sections of 10' 3 rail fence. Recommend continuation of fence replacement next spring as budget allows.

Habitat Restoration: last month brush was cleared from the 4+ acres of common space at NW corner of Splitrail Lane and Denker Road by Pizzo & Assoc. They will return to remove the sumac.

Maintenance: Have composed request for proposal letter for next year's mowing, herbicide and fertilization program, weeding, edging, etc. Will mail letters next week; require replies by 12/15/05 to aid in budgeting for next year. Invite homeowners to submit recommendations.

Tree Maintenance: Completed for this year. Will request proposals for next year.

Signs: Repainted this year. No action needed.

Denker Court plantings: Hold off until next spring to evaluate snowfall/rain this winter. May need to replace shrubs killed this year by drought. Improvements to Denker Court may be further delayed due to budget constraints.

2005 Landscape Budget was \$43,666. Actual expenditures to date \$35,222.70

Architectural Review: **Kim Van Dorpe 513-9521 mikkalbo@hotmail.com**

Lot 58 owner seeks approval for exterior paint – similar to current color

Lot 36 owner seeks approval for roof shingle replacement – similar to current color

Lot 45 owner seeks approval for exterior paint – similar to current colors

Motion by Larry to approve above requests re lots 58, 36, and 45, seconded by Kim, carried.

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

Beth continues efforts to get the Road District or utility company responsible to further repair the SW corner of Splitrail Lane and Denker Road.

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

The "Bonfire of the Vanities" fall bonfire took place on Friday, October 7th.

Thanks to Richard and Hildi for their planning and preparation, and special thanks to Greg Van Zandt for providing rides to the children on his vintage tractor.

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

Forty of the 96 ballots have been returned to date. Discussion regarding sending a reminder to VOTE to the owners along with the approved September minutes.

Old Business:

Brad Seigel submitted a letter to the board regarding Resolution 05-1. He stated that he supported the concept of a fine policy in general, but recommended clarifications to the Resolution and concerns regarding the process and procedures followed at any hearings held regarding any Covenant violation(s). An extensive discussion ensued among guests and board members. The Board is grateful for Brad's insightful remarks, and will further clarify the Resolution and draft procedures regarding hearings consistent with the intent of Resolution 05-1 which was adopted by the Board in order to establish fair and objective procedures for enforcing Covenant violations.

New Business:

Stephanie Parker suggested installing brick or stone around the posts that support the Splitrail Farm entrance signs to improve aesthetics. Hildi seeks comments and ideas from owners.

Mark Anderson reported that Ferson Creek water flow is impeded, resulting in excessive water on his property. Discussion followed.

Hildi reported that a homeowner wants the Board to create a "reserve fund" as allowed by state law for major repairs/replacements. This would avoid the need for large assessment increases when a pressing need arises. This has been discussed by prior boards in the recent past, but no action was taken.

Discussion about creating a web site for Splitrail.

Discussion regarding a Waste Management vehicle that was apparently driving at excessive speed through the Subdivision. Waste Management is looking into the matter.

Motion by Dave, seconded by Michele to send notice to lot 72 owner regarding parking trailer on driveway in violation of Article V, Section 11 of the Covenants, carried.

Adjournment:

Motion to adjourn by Hildi, seconded by Stephanie, carried.

Notice of Next Meeting:

November 29, 2005 immediately following the adjournment of the Special Meeting of the Members of the Association (see attached Notice and Agendas) to be held at:

*Campton Township Community Center
5N082 Old Lafox Road
St. Charles, IL 60175*

**NOTICE OF SPECIAL MEETING OF THE MEMBERS OF THE
SPLITRAIL FARM PROPERTY OWNERS ASSOCIATION (SFPOA)**

A Special Meeting of the Members of the SFPOA will be held on November 29, 2005 at 7:00pm at the Campton Township Community Center, 5N082 Old LaFox Road, St. Charles, Illinois, 60175 regarding the matters set forth below:

1. Minutes of the 2004 Annual Meeting of Members of the SFPOA
2. Committee Reports
3. Election Committee – opening and counting of votes and announcement of results of the election of Directors to the SFPOA Board
4. Adjournment