

**Splitrail Farm Property Owners Association
Approved Minutes
September 13, 2006**

Attendees: Dennis Mahoney, Larry Mraz, Bill Baar Dave Kohlfeld, Michele Weidl, Kim Van Dorpe, Stephanie Parker, Greg Van Zandt

Absent: Karen Smith

Home Owners Present: Lynn and Bill Funk, Jim Peyton

Call to Order: By President Larry Mraz at 7:50 PM

Approval of prior Meeting Minutes: Greg Van Zandt [377-6072 gmvanzandt@comcast.net]

Motion to approve the minutes of the August 1, 2006, by Larry Mraz with changes, second by Dennis Mahoney, vote taken by President Mraz – unanimous approval.

Committee Reports:

A. Treasurer's Report **Bill Baar [584-6139 Bill barr@hotmail.com]**

1. Bill requested to approve payment of expenses to purchase the Domain name for the SFPOA web site of \$ 42.50 from Eric Weidl; a motion to approve was made by Greg Van Zandt, second by Michelle Weidl, vote taken by President Mraz - unanimous approval.
2. Release of Lots 45 (Hildi and Larry Smith) and Lot 18 (George and Pam Pattee) from them as owners as they have been sold.
3. Bill will contact the Architectural Committee for any possible out standing fines that may be due on Lots prior to sending quarterly statements.
4. Software for managing SFPOA budget was discussed. The software that had been purchased several years ago was found to be poor and not worth using. Several ideas were presented inclusive of SFPOA purchase of Quicken and a used laptop than could be turn over each year to the new Treasurer or the development of a secure password projected application on the soon to be SFPOA web page. No decision was made.

B. Budget & Finance Committee **Bill Baar [584-6139 Bill barr@hotmail.com]**
Same as Treasurer's report

C. Landscape & Maintenance Committee **Hildi Smith [584-9346 hsmith7791@aol.com]**

1. Hildi Smith – chair of the Landscape & Maintenance Committee has resigned as she and her family have sold their home in Splitrail and moved out of town. President Larry Mraz opened the floor for possible candidates. Stephanie Parker and Bill Funk came forward and announced their candidacy. Bill explained he served on the original Splitrail Board as President when the developer, Phil Coleman, was still in control, and he has a passion for maintaining the quality of the Splitrail Landscaping. Additionally, Bill is currently active on the Covenant of Restriction Review Committee and he just sent out a comprehensive review of suggestions for the survey for the Board's consideration. Bill indicated he was interested in filling the vacancy, but he is not necessarily interested in running for the Board for next year.
Stephanie explained she also has prior experience serving on the Board as Treasurer and is interested in serving the remainder Landscape Chair position. Stephanie indicated she would be interested in running for the Board for next year.
Larry explained that the vacancy would be for they remainder of Hildi's term which ends October 31, 2007. A motion by Dave Kohlfeld to appoint Stephanie to fill Hildi's vacancy of the remaining term, the motion was seconded by Larry Mraz. Discussion ensued and a verbal vote was taken. The motion carried with 4 yes votes out of the 7 Board members present.

2. Larry Mraz explained he will obtain a bid quote for replacement and installation of rails for next meeting.
3. Bill Funk suggested there should be a 1X special assessment to replace all fencing as needed so the project is completed all at once improving the over all appearance of Splitrail Farms. Discussion ensued, no decision was made.

D. Architectural Review Committee Dennis Mahoney [584-1661 dennisemahoney@earthlink.net]

Jim Peyton, property owner of Lot # 45 attended the meeting to learn the process for making structural changes to the outside of their home. The Peyton's would like to make several changes to their property: add a third bay to their garage at a 90 degree angle facing north to the current garage and install a circular drive to the cul-de-sac (Splitrail Ct.). Dennis Mahoney explained the process and suggested Jim present high level concept drawing before incurring the expense of architectural drawings for preliminary consideration. Thank you Jim for your patience for waiting to present your request at the long monthly meeting!!

Trustee Dennis Mahoney presented the following report:

1. Lot # 22 requested approval for various maintenance things such as roof replacement, siding, front and patio doors, and kitchen windows all the same color, design and texture as original. Dennis recommended to the Board for approval. Discussion ensued and it was decided that Lot 22 did not need approval as all the work was maintenance and replacement of like types and color as originally approved plans. Non-the-less a motion to approve was made by Larry Mraz, second by Greg Van Zandt, vote taken by President Mraz - unanimous approval. The Board however did bring up the fact that this lot had been advised in June about appropriate screening needed to be replaced around their pool – which has not yet been done, nor mentioned in their request for the maintenance approval. Greg Van Zandt will follow up with the homeowner relative to this issue.
2. Lot # 9 installed a paver mail box stand, but had not submitted plans nor gained prior approval. Dennis will follow up with the homeowner.
3. Lot # 23 submitted a preliminary drawing for an addition that will be built in 2 phases. Phase one are changes to the elevation on the East side of the home, and Phase two are changes to the West side of the home converting the 2 car to a 3 car garage. All elevations and selection of windows and doors will match existing designs. Greg Van Zandt made motion to approve Phase 1 based on the preliminary drawing. That final approval is still needed after review of the Architectural Committee and SFPOA Board of final detailed plans with approvals from the county. Larry Mraz seconded the motion, vote taken by President Mraz - unanimous approval. Dennis then made a motion to approve Phase 2 (to be developed at a later date) of a 3 car, front load, with garage doors not to exceed 9 feet each in width and that final detailed architectural drawings would be required with county approvals for final review and approval by his committee prior to building the addition, Larry Mraz second the motion, vote taken by President Mraz - unanimous approval..

E. Governmental Liaison Committee Kim Van Dorpe 5139521 mikkalbo@hotmail.com

Trustee Van Dorpe advised nothing to report at this time.

F. Community Activities Committee Dave Kohlfeld [584-5426 [david@kohlfeld.com]

1. Dave Kohlfeld informed the Board of the 2006 fall Bon Fire Community Event date is set for Friday October 20.
2. Dave Kohlfeld is working on an update of the SFPOA directory

B. G. Nominating Committee Karen Smith [377-2149 skiers3@sbcglobal.net]

Karen Smith was not present, report tabled until next meeting.

1. Greg Van Zandt delivered guidelines information for the Nominating Committee from Hildi Smith to Karen.

Old Business:

1. Kim Van Dorpe and Greg Van Zandt advised the Board of the Web Page committee progress: The Domain name will be purchased by Eric. Scooter graphics has been advised to move forward with the development of the page once the Domain name is procured.

2. Lot # 52 is still out of compliance with regard to a very large batting cage. The Board unanimously approved sending a second notice letter (first sent June 12) - as no communication was by the home owner to the Board - with hopes the homeowner comes into compliance without having the Board to assess fines for non compliance.
3. Lot #2 - Michelle Weidl will contact home owner about the hot tub screening.
4. Dave will up date the electronic file document of the SPFOA directory and send to Kim for distribution.
5. Drafts for a Covenant of Restriction survey were submitted by Bill Baar and Michele Weidl. Discussion ensued on both. The draft listing actual issues brought before the Board in prior years was selected. Discussion on wording of how the issues were listed ensued and suggested changes were offered. Larry Mraz made a motion to accept the draft with suggested changes and for the committee email the Board with a new draft with the changes – to allow 7 days for feedback from The Board - then move forward mailing the survey to all SFPOA property owners, Greg Van Zandt seconded the motion, vote taken by President Mraz- unanimous approval.

New Business:

- 1) No new business

Adjournment:

A motion was made to adjourn the meeting by Greg Van Zandt, motion second by Dave Kolfeld, vote taken by President Mraz - unanimous approval. The meeting adjourned at 10:53PM.

Home owners are encouraged to attend monthly SFPOA meetings to be informed of issues that may affect them.

Note: The special annual election of officers meeting will be held on Wednesday, November 29 at 7 PM at the Village Squire restaurant, South Elgin (just off Randall Rd), which will be followed by the regular monthly meeting for November and December.