

Splitrail Farm Property Owners Association
Approved Minutes
February 28, 2007

Attendees: Dennis Mahoney, Bill Baar, Larry and Julie Mraz, Kim Van Dorpe, Greg Van Zandt, David Kohlfeld, Stephanie Parker

Absent: Bob Lanning

Home Owners Present: Laura Peyton

Call to Order: By President Greg Van Zandt at 7:40 PM

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

Motion to approve the minutes of the February 7, 2007, by Dennis Mahoney with changes, second by Stephanie Parker, vote taken by President Van Zandt – unanimous approval.

Committee Reports:

A. Treasurer's Report Stephanie Parker [584-5987 parker@colemanland.com]

Report given by past Treasure, Bill Baar:

1. Checking balance of \$15,436 (some property owner checks still to be deposited)
2. Teza bill for landscaping is due March 15 – whole amount. Julie Mraz (Landscape Chair) will research if full payment actually yields a significant savings to partial payments and present to Stephanie Parker for consideration.

B. Landscape & Maintenance Committee Julie Mraz [587-1158 MommyAtHome@comcast.net]

Report by Julie Mraz:

1. Julie Mraz had sent out to qualified vendors an RFP based on our current vendor's description of services. To date she received 1 proposal (Autumn Tree Care Experts) and several phone calls from other vendor in process of completing their proposals. Autumn Tree Care Experts proposal is significantly less than our current vendor. Additionally, autumn comes with strong credentials and has alternation ideas for the maintenance of Split rail's trees and shrubs. A motion was made by Larry Mraz to select a vendor whose service costs are less and whose credentials meet and / or exceed that of the current vendor. The motion was seconded by Dennis Mahoney, a vote taken and the motion carried unanimously. Julie and Larry Mraz will meet with Greg Van Zandt on Saturday, March 10 to review all received proposals to select a vendor since we are currently in the pruning season.

2. Most of the remaining old rails and fence posts will be inspected and replaced this spring. Julie has requested a quote for the work from Paramount Fencing. Several over grow junipers may need to be replaced in the process.

3. To maintain our contract with the State of Illinois, mowing of the restored prairie restoration areas is required. A quote has been requested of Gary Vick to do this work. Also, Gary would be able to cut fire breaks in the opens space to allow for controlled prairie burns. Greg Van Zandt and David Kohlfeld will contact Jack Schuba to determine and mark fire breaks.

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

Report by Dennis Mahoney –

1. Plans for a 3 bay garage addition to Lot # 45 has been reviewed. The plans where submitted to the committee, reviewed, questions answered to the satisfaction of the committee. Dennis Mahoney made a motion to accept the plans and to move forward with the addition, Greg Van Zandt second the motion, a vote was taken, the motion was unanimously approved – Laura Peyton abstained from the vote. Dennis requested that landscape plan be submitted with in 90n days to the committee for review.

D. Governmental Liaison Committee

Bill Baar [584-6139 [Bill barr@hotmail.com](mailto:barr@hotmail.com)]

Pamphlets from Preserve Campton were distributed for all in attendance to review for information purposes. The Incorporation of Campton will be on the April ballot.

E. Community Activities Committee

Larry Mraz [587-1158 ljm@mrazlaw.com]

Report by Larry Mraz:

1. The annual Spring bon fire is in the planning stages – tentatively set for June 1 on Splitrail Lane in the usual location – across from lot # 29 [6N658] look for the piles of discarded fence rails.

F. Nominating Committee

Laura Peyton [584-6814 tpeytonii@comcast.net]

Welcome and thank you from all the Board Laura for stepping up and filling the remainder of Kim Van Dorpe's term.

No report as of this time.

G. Prairie Maintenance

David Kohlfeld [584-5426 david@kohlfeld.com]

Report by Dave Kohlfeld:

1. To facilitate our own prairie restoration burns, Dave has sent to the State of Illinois EPA requests for burn permits – that are due back shortly – Dave has been working with Jack Schuba (Campton Environmentalist) in getting proper approvals and notifications of the local fire department property owners.
2. SPFOA will need to purchase equipment:
 - 6 - Portable water tank back packs with manually operated pump spays (@\$115.00 ea.)
 - 6- Heavy rubber flappers to smother hot spots (@\$50.00 ea.)
 - 1- Torch dripper device so fires can set exactly were for that day planned (still to be determined)

Dave's estimate for the back packs and flapper is \$345.00 plus shipping. All tools will be kept in his garage for authorized community use. A motion to purchase not to exceed 550.00 was made by Larry Mraz, second by Dennis Mahoney, a vote was taken and the motion was unanimously approved.

Old Business:

1. Barry Markovic sent Greg Van Zandt an email outlining is concerns as he had voice at the February 7 meeting, copies were distributed to the Board for review. Many of the objections relative to screening of pools and process and enforcement are statutes of the Covenants. All agreed that what is fair for one property owner should be the same for all. Unfortunately density of screening is very subjective and the Board welcome's Barry's participation with the Board in such matters. All other concerns as out lined are statutes of the Covenants and change can not be made with out 2/3 majority vote by all home owners.
2. Resolution 05-1 has been reviewed and with one correction a motion was made by Larry Mraz to accept resolution 05-1 with the correction of the date of February 28 – the date the amendment takes effect, a second was made by Stephanie Parker, a vote was taken and the motioned was approved unanimously.

New Business:

1. A vacancy on the Board came about with the sale of Kim and Ross Van Dorpe's property (lot 23). Laura Peyton of lot 45 stepped forward and showed an interest in serving on the Board for the remainder of Kim's term of 2 years. Larry Mraz made a motion to accept Laura as Kim's replacement, and Dave Kohlfeld second the motion. A vote was taken and Laura was unanimously voted on to the Board. Laura will fill the Nomination Committee Chair position.

Adjournment:

A motion was made to adjourn the meeting by Dennis Mahoney, motion second by LarryMraz, vote taken by President Van Zandt - unanimous approval. The meeting adjourned at 9:22PM.

Home owners are encouraged to attend monthly SFPOA meetings to be informed of issues that may affect them. We are working to hold shorter, agenda focused monthly meetings.

Note: The SPFOA monthly meetings are scheduled for 4th Wednesday, of every month at 7:30PM at:

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