

**Splitrail Farm Property Owners Association**  
**Approved Minutes**  
**May 23, 2007**

**Attendees:** Larry and Julie Mraz, Bob Lanning, Greg Van Zandt, David Kohlfeld, Dennis Mahoney, Bill Baar, Laura Peyton

**Absent:** Stephanie Parker

**Home Owners Present:** Lynn Funk, Arlene Doran

**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](mailto:gmvanzandt@comcast.net) ]

Motion to approve the minutes of the April 25, 2007 meeting by Dennis Mahoney, second by Bob Lanning, vote taken by President Van Zandt – unanimous approval.

**Committee Reports:**

**A. Treasurer's Report** **Stephanie Parker [584-5987 [parker@colemanland.com](mailto:parker@colemanland.com)]**  
No report.

**B. Landscape & Maintenance Committee** **Julie Mraz [587-1158 [MomyAtHome@comcast.net](mailto:MomyAtHome@comcast.net) ]**  
Report by Julie Mraz:

**SINK HOLES**

- Homeowners of Lot 46 reported a large sink hole in the common space behind their house. Greg Van Zandt and I met with the homeowners and viewed the site. The sink hole is approximately 5 feet in diameter and 5 feet deep.
- I was also informed of two Sink holes behind Lot 92. One sink hole was reportedly larger than the hole behind Lot 46, but has since filled in with water. The second hole was much smaller (maybe a foot in diameter) but the bottom was not visible. The sound of rushing water could be heard coming from the hole.
- Larry & I installed stakes and caution tape/danger tape around the two holes.
- Greg will meet with Tom Huddleston (Huddleston & McBride) to determine whether these are broken field tiles or something else.
- To minimize possibility of additional sink holes forming and stop expansion of existing holes, it was decided to have Huddleston and McBride repair drain tiles, price not to exceed \$1,750. Motion: Larry Mraz; Second: Julie Mraz. Unanimous approval.

**PRAIRIE MOWING**

- Received quote from Landscape Professionals to mow the two prairie restoration areas. Additional bids will be solicited.

**PATH MOWING**

- Bid for initial mowing of paths (also to be used for fire breaks for fall burn) by Landscape Professionals has been received.

- The initial paths proposed by Landscape Professionals would be from Silver Glen & Denker common space, behind Dairyherd, Denker Court, and Hoeweed, and exiting near Denker Lane. The other path would start off of Splitrail between Old Farm & Barnside, head out towards Cross Creek and loop back around
- Homeowners would be able to use these paths for walking, jogging, etc.

## **RAIL REPLACEMENTS**

- Fallen/broken rail replacement: Only 10 rails needed replacement; work contracted and completed.
- I am scheduled to meet with Paramount Fence tomorrow (05.24.07) regarding replacement of more rails in subdivision. At this point, it appears that the cul-de-sacs, Denker Lane, and Denker Court are in need of replacement.

## **MOWING**

- Weed killer was sprayed last week (05.17.07) by Landscape Professionals
- The strip of grass behind Lot 24 was not mowed. I notified Landscape Professionals about the oversight and it should have been corrected as of 05.22.07

## **MULCH**

- As noted in a previous email, Corona Landscaping provided the best price to provide mulch for the common space.
- Martin Corona and I are discussing additional mulch under the tree cluster at Splitrail & Silver Glen, behind the sign. The same single bed concept will be done on the East side of the entrance.
- The work will be completed by the 1<sup>st</sup> week in June.
- Recommendation: Approve Corona Landscaping to provide and install mulch per the above, price not to exceed \$5,000: Motion – Greg Van Zandt; Second-Larry Mraz, unanimous approval.

## **ENTRANCE FLOODLIGHTS**

- I initially installed 3 LED solar floodlights at the Main Entrance. After watching them for a couple of days, I realized that the street lamp was affecting two of the lights.
- I have now installed 3 different LED solar floodlights that the solar panel can be placed away from the lights. These seem to all be working, but I still need to adjust the placement of the solar panel.
- I have another set that I am planning on installing at the Denker/Splitrail Entrance.

### **C. Architectural Review Committee Dennis Mahoney [584-1661 [dennisemahoney@earthlink.net](mailto:dennisemahoney@earthlink.net)]**

Lot 32 Landscape improvements: Committee recommended approval, Motion – Dennis Mahoney; 2<sup>nd</sup> – Greg Van Zandt, vote taken by President Van Zandt - unanimous approval.

Lot 24 Landscape improvements: Committee recommended approval, Motion – Dennis Mahoney; 2<sup>nd</sup> – Greg Van Zandt, vote taken by President Van Zandt - unanimous approval.

Lot 45 Addition: Committee recommended approval, Motion – Dennis Mahoney; 2<sup>nd</sup> – Larry Mraz, vote taken by President Van Zandt - unanimous approval.

### **D. Governmental Liaison Committee Bill Baar [584-6139 [bill\\_barr@hotmail.com](mailto:bill_barr@hotmail.com)]**

The Village of Campton Hills has a new Mayor – Ms. Patsy Smith.

**E. Community Activities Committee** **Larry Mraz [587-1158 [ljm@mrazlaw.com](mailto:ljm@mrazlaw.com) ]**

Report by Larry Mraz:

The annual Spring bon fire will be held Friday eve, June 8, weather permitting.

**F. Nominating Committee** **Laura Peyton [584-6814 [jpeytonii@comcast.net](mailto:jpeytonii@comcast.net) ]**

No report as of this time.

**G. Prairie Maintenance** **David Kohlfeld [584-5426 [david@kohlfeld.com](mailto:david@kohlfeld.com)]**

Report by Dave Kohlfeld:

We still await our permit from the IEPA for Prairie Restoration Open Burning. We expect to receive the permit in time to plan for fall burns.

**Old Business:**

Bonfire area: General appearance of the bonfire area is unsightly, and will be improved, and amount of wood to be burned will be reduced. Bonfire wood pile includes discarded decking material, which will be removed. Area to be posted with "No Dumping" sign. Bonfire to be rescheduled to June 8.

**New Business:**

Sink Holes and Drain Tile Failure: See **B. Landscape & Maintenance Committee** report above.

**Adjournment:**

A motion was made to adjourn the meeting by Bill Barr, motion second by Greg Van Zandt, vote taken by President Van Zandt - unanimous approval. The meeting adjourned at 9:02 PM.

***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 4<sup>th</sup> Wednesday, of every month at 7:30PM at:

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