

**Splitrail Farm Property Owners Association**  
**Approved Minutes**  
**July 25, 2007**

**Attendees:** Bob Lanning, Greg Van Zandt, Laura Peyton, Dennis Mahoney, Bill Baar, Stephanie Parker

**Absent:** Larry and Julie Mraz, David Kohlfeld

**Home Owners Present:** Lynn Funk

**Guest:** none

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

**Approval of prior Meeting Minutes:** David Kohlfeld [584-5426 [david@kohlfeld.com](mailto:david@kohlfeld.com)]

Motion to approve the minutes of the June 27, 2007 meeting by Dennis Mahoney, 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](mailto:parker@colemanland.com)]  
Report by Stephanie Parker

1. Check Book activity:

Opening balance:	\$ 24,356.27	
Assessments collected:	\$ 200.00	
Total Cash on hand	\$ 24,556.27	\$ 24,556.27
Expenses:		
Corona (Mulch)	\$ 4,900.00	
Autumn Trees	\$ 1,350.00	
Mraz (Bon Fire Reimbursement)	\$ 297.41	
Total expenses	\$ 6,547.41	\$ 6,547.41
Difference (final balance)		\$ 18,008.86

2. Motion to approve reimbursement of \$102.54 to Bob Lanning for various items he bought for the bon fire by President Van Zandt, second by Dennis Mahoney, vote taken by President Van Zandt – unanimous approval.
3. Lots 29, 68, 69 and 92 are past due in property assessment payments. Stephanie has contacted each property owner to make them aware before late charges start accruing.

**B. Landscape & Maintenance Committee** Julie Mraz [587-1158 [MomyAtHome@comcast.net](mailto:MomyAtHome@comcast.net)]  
No formal report. President Van Zandt commented that Julie will be meeting with her committee before the next meeting to discuss development for a long range strategy for maintenance as the subdivision is aging there is a need to strategize future maintenance so all appearance of the sub division is maintained and funding is managed effectively.

President Van Zandt further commented that Tom Huddleston with Huddleston and McBride will start work on reparations of the broken filed tiles previously reported this Spring behind lots 92, 46 and 47 this coming week.

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

Lot 97: Dennis inspected the new landscape changes and he found them to be very attractive.  
Lot 81: An above ground swimming pool was observed, President Van Zandt spoke to the property owner who misunderstood the covenants – though temporary structures were allowed. It was explained that the covenants clearly sites above ground swimming pools as not allowed. The property owner agreed to take down the pool by August 13. A follow up inspection will be made at that time.  
Lot 37: New owners have submitted a drawing of a swing set and location. The committee has reviewed and as approved the swing set.

It was noticed that a boat and jet ski have been parked on Old Farm Lane. President Van Zandt will investigate and speak to the property owner where they are parked.

**D. Governmental Liaison Committee** **Bill Baar [584-6139 [Bill\\_barr@hotmail.com](mailto:Bill_barr@hotmail.com)]**  
Report by Bill Baar.

1. The Village of Campton Hills has tentatively selected a sheriff, a formal announcement will be made soon.
2. Farmers Market - every Saturday in Campton Square from 8AM to 12 Noon – fresh vegetables and preserves are for sale there by local farmers.
3. Framers Festival: Is tentatively scheduled for September 15 following te farmers market, plans thus far are for games for the kids and possibly live music in the evening.

**E. Community Activities Committee** **Larry Mraz [587-1158 [ljm@mrazlaw.com](mailto:ljm@mrazlaw.com)]**  
No report

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

1. The following current Board member terms will expire this year:
  - a. President, Greg Van Zandt
  - b. Vice President, Dave Kohlfeld
  - c. Board Member, Bill Baar
  - d. Board Member, Stephanie Parker
2. The nominating committee is being formed
3. A slate of candidates is in process of being developed
4. A discussion ensued and Laura will be distributing a candidate solicitation letter to all property owners by July 30 with a response date by the second week of August. It is with hopes that more property owners show an interest in joining the Board. Laura 's plans on having final ballots received in the SPFOA PO box by mid October.

**G. Prairie Maintenance** **David Kohlfeld [584-5426 [david@kohlfeld.com](mailto:david@kohlfeld.com)]**  
No Report

**Old Business:**

There was a short discussion on Jack Shouba's presentation and concept. It was generally agreed that to make a determination, more specific information is needed such as specifically what would the

sub division be giving up; what would the subdivision be exposed to by selling the land to open space (people outside our community using our open space, etc.). Over all the Board is not in favor of such a concept at this time.

### **New Business:**

1. Lot 95 contacted President Greg Van Zandt referencing they had contacted the County for advice standing water in Ferson Creek behind their lot. The County determined there where two points of fallen trees and debris that is causing the water to back up, that the area the creek flows is private property belonging to the sub division and it's the sub division's responsibility to maintain the creek. Greg then contacted Tom Huddleston of Huddleston and McBride to determine if they also perform this type of work – they do and Tom will meet with Greg and walk the area so an estimate can be developed for the Board's consideration.
2. A discussion ensued about the evergreens that were planted years ago as a "Tree Farm" along Silver Glen Road – to investigate the cost of transplanting several to finish the landscaping of Denker Court and Denker Lane. This will be deferred to the Landscape Committee.

### **Adjournment:**

A motion was made to adjourn the meeting by Bill Baar, motion second by Dennis Mahoney, vote taken by President Van Zandt - unanimous approval. The meeting adjourned at 9:21 PM.

***Home owners are encouraged to attend monthly SPFOA 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*

*President Greg Van Zandt, acting Secretary to the SPFOA respectfully submits these meeting notes.*