

**Splitrail Farm Property Owners Association
Approved Minutes
August 22, 2007**

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

Absent:

Home Owners Present: Bill Funk, Mark Anderson, Dennis Baran

Guest: none

Call to Order: By President Van Zandt at 7:36 PM

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

Motion to approve the minutes of the June 27, 2007 meeting by Bob Lanning, second by Bill Baar, vote taken by President Van Zandt – unanimous approval.

Committee Reports:

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

1. Check Book activity:	
Opening Balance:	\$18,008.86
Assessments collected:	1,200.00
Mowing:	320.00
Late Fee:	12.00
Total Cash on Hand:	19,540.86
Less: Bon Fire Expense:	(102.54)
Final Balance:	\$19,438.32

B. Landscape & Maintenance Committee Julie Mraz [587-1158 MomyAtHome@comcast.net]
LANDSCAPE UPDATE
August 2007

MOWING

- Received a call from Shawn Dunne letting me know that Landscape Professionals had again ignored the Prunetree cul-de-sac.
- E-mailed Tod @ Landscape Professionals to advise of their neglect. He let me know that they were changing procedures at our property and it shouldn't be an issue.
- Received email from Bill Funk regarding vines growing in the shrubs near the entrance. Advised Bill that I had let Landscape Professionals know about the issue. Again, Landscape Professionals dropped the ball.
- Let Tod know that the vines were still an issue and that they needed to take care of them.

TREE PRUNING, REMOVAL, & MAINTENANCE

- Have a call into Stan at Autumn Tree Care to survey property again now that things are in bloom. Would like to obtain from him a list of trees that need to be removed, pruned (and the degree of pruning needed), and which ones can be salvaged.

LANDSCAPE CLEAN UP DAY

- Would like to discuss the possibility of having a day to clean up areas of subdivision.
- A suggestion was made in our meeting to contact a local Boy Scout Chapter to consider clean up as a community service hours project.

MOWING CONTRACT

- Committee is looking at re-writing the needs and job description for the mowing contract before it is put out to bid.
- A request for bids for this contract will be sent out in November.

ASSESSMENT INCREASE

- Because of the age of the subdivision and the lack of general maintenance, I believe that we are going to have to visit the idea of either a special assessment or annual increase in our POA dues. With budget as it stands, it is very difficult to even keep up with the needs of our property, let alone plan ahead.

MASTER PLAN

- Committee is starting to work on creating a master maintenance plan for the subdivision.

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

Nothing new to report.

D. Governmental Liaison Committee Bill Baar [584-6139 Bill_barr@hotmail.com] Report by Bill Baar.

1. Kane County: There has been a report in Kane County of rabid bats.
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. Fermi Lab: Fermi has announce a tour in September – it's impressive to visit this facility.

E. Community Activities Committee Larry Mraz [587-1158 ljm@mrazlaw.com] October Bonfire will be scheduled by next meeting, watch for the announcement.

F. Nominating Committee

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

Report by Laura Peyton.

A good slate of candidates has been developed and ballots will be forthcoming.

G. Prairie Maintenance

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

In addition to our maintenance committee volunteers, a homeowner has suggested the name of a professional group who offers "Prescribed Fires" for prairie restoration. They will be contacted for a price estimate.

Old Business:

1. Damaged Drain Tiles: These have been repaired.
2. Ferson Creek Stoppage: An estimate has been requested for the cut-out/removal of growth causing the stoppage of Ferson Creek.
3. Covenant Violations: Discussions were held with homeowner regarding continuous parking of trucks with snowplows in driveway. Homeowner has committed to removing them by October 1, 2007.

New Business:

1. Covenant Violations: Discussion held regarding ongoing covenant violations – above the ground pools; boats and personal watercraft/trailers in driveways. Homeowners have been/will be contacted, notices will be sent to homeowners. A general letter including a reminder of our neighborhood Covenants will be sent to all Splitrail Farm Property Owners Association members in September.
2. Parade of Homes: The Parade of Homes will "visit" Splitrail Farm, with one of the stops to be on Crosscreek.
3. Homeowner Bill Funk advised that the utility construction activity at the SW corner of Splitrail Lane and Denker is the preliminary installation of AT&T television service (which will be available in the near future).

Adjournment:

A motion was made to adjourn the meeting by Stephanie Parker, motion second by Dennis Mahoney, vote taken by President Van Zandt - unanimous approval. The meeting adjourned at 9:06 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 4th Wednesday, of every month at 7:30PM at:

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