

Splitrail Farm Property Owners Association

**Approved Minutes
September 26, 2007**

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

Absent: none

Home Owners Present: Lynn Funk, Barry Kral

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 August 28, 2007 meeting by Bob Lanning, second by Dennis Mahoney, 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:

- Checking Account activity:
 - Opening Balance: \$19,348.32
 - Assessments collected:
 - Mowing: (Landscape Professionals) 6,487.50
 - Letterhead (Alphagraphics) 318.67
 - Final Balance: \$12,542.15

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

MOWING

Landscape Professionals seemed to realize that we are not happy with the scope of their work. The last couple of weeks they have been trying to take better care of the subdivision.

TREE PRUNING, REMOVAL, & MAINTENANCE

Received quotes from Autumn Tree Care regarding the needed removal of a tree on Dairyherd Cul-de-sac and injection for Pin Oak tree on Denker Court.

- Looking into possibly getting another quote for tree removal.
- We have paid for injecting the pin oak tree several times: looking into other options.

The crabapple trees are suffering from Apple Scab. We will need to resume spraying.

MOWING CONTRACT

Looking into getting new quotes for mowing and maintenance services

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 continuing 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 for August.

D. Governmental Liaison Committee

Bill Baar [584-6139 Bill_barr@hotmail.com]

Report by Bill Baar:

Farmers Market - every Saturday in Campton Square from 8AM to 12 Noon – fresh vegetables and preserves are for sale there by local farmers.

E. Community Activities Committee

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

Report by Larry Mraz:

October Bonfire: SATURDAY OCTOBER 13. CHILI COOK OFF.

BRING YOUR FAVORITE CHILI AND WE WILL GET THE FIRE GOING!

F. Nominating Committee

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

Report by Laura Peyton:

Many Ballots are in. Ballots must be returned by OCTOBER 21st

G. Prairie Maintenance

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

Report by David Kohlfeld:

We are still deciding which way to handle all the needed prairie burns. We are looking many options because of the major growth of grasses in our subdivision. We want to have a safe, controllable, and well planned burn.

Old Business:

Covenant and Restrictions Violations:

1. Lots 67 and 6: Discussions were held with homeowner regarding continuous parking of trucks and trucks with snowplows in driveway. Homeowners have committed to removing them by October 1, 2007
2. Lots 55 and 61: Boats parked in driveway for more than 48 hours.

New Business:

Road and car safety – there have been reports of near misses of hitting children playing in the Street:

- **Watch your speed when driving through Splitrail Farm– the posted speed limit is 25 miles per hour.**
- There are blind spots on roads – **Use caution when children and pedestrians are near the road.**
- There have been reports of children playing in the road near Dairyherd and Cutwood and riding their toys and bikes across the road. The homeowners of that area have been alerted so parents can advise their children accordingly.
- Please keep a sharp eye out when driving.

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 9:10 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*