

Splitrail Farm Property Owners Association

Monthly Meeting
Approved Minutes
November 12, 2007

Attendees: Bob Lanning, Greg Van Zandt, Laura Peyton, Dennis Mahoney, Matt Vetter, Stephanie Parker, Larry Mraz, , Barry Kral

Absent: Julie Mraz

Home Owners Present: Lynn Funk, Dave Kohlfeld

Guest: none

Call to Order: By President Van Zandt at 8:00 PM

Approval of prior Meeting Minutes:

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

Motion to approve the minutes of the September 26, 2007 meeting by President Greg Van Zandt, 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:

1. CHECKBOOK BALANCE 11/05/07: 27,715.40

Accounts Receivable: 2,480.00

Accounts Payable:

Past Due Assessments November 5, 2007

\$2,480

2. New Business

R. Kot & Co new contract

3. October 2007 Cash Flow Summary

9/26/07 Beg Cash Balance: 12,542.15

Add: Assessments Collected 16,962.00

Less:

VanZandt (copies/postage) (61.86)

Mraz Landscape (solar lighting) (94.00) * no receipt

Peyton (invoice stamps) (41.00)

Peyton Nominating (copies/stamps) (117.39)

Efrain Duran – Landscape (100.00)
Huddleston Drainage – Landscape (1,374.50)

11/5/07 Ending Cash Balance: 27,715.40

Motion to approve Treasurer's report: Larry Mraz, Second: Greg, motion carried.
Motion to approve R. S. Kott as auditor: Larry Mraz, Second: Greg, motion carried.

- B. Landscape & Maintenance Committee** Julie Mraz [587-1158 MomyAtHome@comcast.net
No Report.
- C. Architectural Review Committee** Dennis Mahoney [584-1661 dennisemahoney@earthlink.net
Report by Dennis Mahoney:
Nothing new to report for October.
- D. Governmental Liaison Committee** Matt Vetter, Larry Mraz vetter@pitbullpumps.com
President Van Zandt mentioned the community hopes to see an increase in recycling.
- E. Community Activities Committee** Barry Kral bkral@compactind.com

All agreed the bonfires have been lots of fun, as seen by pictures shown at this meeting.

- F. Nominating Committee** Laura Peyton [584-6814 jpeytonii@comcast.net
To the Nominating Committee: Good job with the election!

Old Business:

1. Covenant and Restrictions Violations:
Letters to be mailed to lots (below) in violation from the summer months (never mailed previously):
 - Trucks with plows parked in driveway all year - Final notice – action to take place April 2008 should violation continue
 - Truck parked in driveway all year – First notice – issue has been resolved
 - Above ground pool in back yard - – First notice – issue has been resolved
 - Above ground pool in back yard - – First notice – issue has been resolved
2. Conservation Easement: Board decided there is no interest at this time in a Conservation Easement concept presented by a homeowner in an adjacent development.

New Business:

Board was able to view a group of pictures taken by a homeowner's daughter of the Fall Bonfire and other Splitrail photos, for possible inclusion on the website. Thank you Amanda.

Adjournment:

A motion was made to adjourn the meeting by President VanZandt, motion second by Larry Mraz, vote taken by President Van Zandt - unanimous approval. The meeting adjourned at 8:54 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