

Splitrail Farm Property Owners Association

Monthly Meeting Approved Minutes January 23, 2008

Attendees: Julie Mraz, Greg Van Zandt, Laura Peyton, Dennis Mahoney, Matt Vetter, Stephanie Parker, Matt Vetter

Absent: Bob Lanning, Larry Mraz, Barry Kral

Home Owners Present: Lynn Funk, David 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 November 12, 2007 meeting was made by Dennis Mahoney, a second by Stephanie Parker, a vote was taken by President Van Zandt – the minutes were unanimous approved.

Committee Reports:

A. Treasurer's Report

Stephanie Parker [584-5987] parker@colemanland.com

Report by Stephanie Parker:

1. *Checkbook Balance 1/23/08:* \$26,188.61
Accounts Receivable: \$800.00
Accounts Payable:

Past Due Assessments Jan 23, 2008 \$800.00

2. *Bills To Approve*
Landscape Co. Garland & Bows- Mraz \$23.97

Motion to approve the \$23.97 expense was made by Greg Van Zandt, a second by Matt Vetter, a vote was taken by President Van Zandt – the expense was unanimously approved.

PO Box Renewal – Wasco Post Office \$28.00

Motion to approve the \$28.00 expense was made by Greg Van Zandt, a second by Matt Vetter, a vote was taken by President Van Zandt – the expense was unanimously approved.

3. *Old Business*
None

4. *New Business*
Meeting with R. Kot & Co to do annual report
Stephanie requested of Julie to get 2008 Budget numbers to her ASAP to finalize the new budget.
Letters will go out to homeowners with past due assessments.

5. Dec/Jan '08 *Cash Flow Summary*
11/05/07 Begin Cash Balance: \$27,715.40

Add:	Assessments Collected	\$1,690.00
Less:		
	Kohlfed – Bonfire	(\$ 125.79)
	VanZandt – Bonfire	(\$ 85.00)
	* no receipt (board voted to compensate Greg for the use of the tractor)	
	Travelers (Insurance Policy)	(\$2056.00)
	CISA (Insurance Policy)	(\$ 950.00)

1/23/08 Ending Cash Balance: \$26,188.61

Motion to approve Treasurer's report was made by Larry Mraz, a second by Greg Van Zandt, a vote was taken by President Van Zandt – the motion was unanimously approved.

Motion to approve R. S. Kott as auditor was made by Larry Mraz, a second by Greg Van Zandt, a vote was taken by President Van Zandt – the motion was unanimously approved.

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

1. According to Piezo the restoration areas have failed as they have not been maintained. To the best of anyone's knowledge, Piezo never advised nor followed up with the SPFOA on maintenance practices. Dave Kohlfeld advised he has been made aware of new State EPA regulations that prohibit non licensed groups to burn open spaces. The approximate cost of such open space maintenance has been quoted in the past to be in excess of \$2000.00 per field, which for practical purposes the Board feels makes management of such spaces unaffordable. Further investigation will be made by David as to how to go about maintaining what has been planted thus far with hopes to save what ever might be surviving, perhaps by selective mowing. He will work with Julie Mraz to coordinate efforts.

2. Julie is in process of obtaining two more bids for this year's common area maintenance and will have a vendor selected for a vote at next month's meeting.

3. Entrance signs on Splitrail lane (North and South signs) need to be maintained – perhaps are too old for painting and may need replacement – the Board will take a walk through once the weather warms up perhaps in April to make inspections and develop a solution.

4. Walking trails are getting over grown and in some cases were never kept open after the developer left. Matt Vetter suggested that a group of home owners re-establish the trails – using the maps originally drawn on the subdivision plans by the developer. All in attendance agreed that was a great idea. Dennis Mahoney thought that such work might be completed as an Eagle Scout project. Matt will look into the matter and report back at next meeting his findings.

Motion to approve Landscape & Maintenance report was made by Matt Vetter, a second by Dennis Mahoney, a vote was taken by President Van Zandt – the motion was unanimously approved.

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

Nothing new to report at this time.

D. Governmental Liaison Committee **Matt Vetter, Larry [443-7799]** vetter@pitbullpumps.com
Report by Matt Vetter

There will be a primary vote on February 5 and he encourages all to get out and vote. As one of the subjects a vote to maintain the Village of Campton Hills will be on the ballot and he encourages all to get the facts before casting their ballot.

E. Community Activities Committee

Barry was not at the meeting and there was no report.

Barry Kral bkral@compactind.com

F. Nominating Committee

Nothing to report at this time

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

Old Business:

Nothing to report at this time

New Business:

Nothing to report at this time

Adjournment:

A motion was made to adjourn the meeting by Dennis Mahoney, motion second by Julie Mraz, vote taken by President Van Zandt - unanimous approval. The meeting adjourned at 9:17 PM.

Minutes respectfully submitted by Greg Van Zandt (630) 377 - 6072

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*