

Splitrail Farm Property Owners Association

Monthly Meeting

Approved

February 27, 2008

Attendees: Larry Mraz, Robert Lanning, Laura Peyton, Dennis Mahoney, Matt Vetter, Stephanie Parker, Barry Kral

Absent: Julie Mraz, Gregg VanZandt

Home Owners Present: Lynn Funk

Guest: none

Call to Order: By Vice-President Lanning at 7:35 PM

Approval of prior Meeting Minutes:

Robert Lanning [584-5057]

Motion to approve the minutes of the January 23, 2008 meeting was made by Larry Mraz, a second by Dennis Mahoney, a vote was taken by Vice-President Lanning – 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 2/27/08:* \$26,188.61
Accounts Receivable: \$800.00
Accounts Payable:

Past Due Assessments Jan 23, 2008 \$800.00
2. *Bills To Approve*

NONE
3. *Old Business*
Waiting for finalization of annual report.
4. *New Business*
Waiting for new billing of Mowing Contract
5. Dec/Jan '08 *Cash Flow Summary*
11/05/07 Begin Cash Balance: \$26,188.61

No Activity

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

Motion to approve Treasurer's report was made by Dennis Mahoney, a second by Larry Mraz, a vote was taken by Vice-President Lanning – the motion was unanimously approved.

B. Landscape & Maintenance Committee

Julie Mraz [587-1158] MomyAtHome@comcast.net

Report by Julie Mraz (Filed by Larry Mraz)

Two companies came forward with price quotes for the upkeep of our open spaces.

*Duran's Lawn Maintenance & Landscape professionals

*Landscape Professionals
The board agreed to accept the bid put forward by Duran's Lawn Maintenance
Two companies also put in a bid for the removal of the dead trees on Denker Road.
*Autumn tree Service
*Abbott Tree service
The board agreed to accept the bid put forward by Abbott Tree Care

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

Lot 31 Put forward a preliminary drawing for a new garage addition to their residence. The architectural Review committee felt the drawing and general plan was in keeping with our covenants with the exception of how the new edition was to be attached to the permanent residence. Architectural review voiced major concerns about the manner in which the new addition is to be attached, and felt that the drawing as stands is not in compliance with our covenants, and in good faith could not go forward with full approval for the plans. After discussion, the board voted to let the homeowner go forward with full blue print drawings for the edition, asking the homeowner in good faith to address the concerns over attachment of the edition to the existing building. The new prints are to be available for review of the Architectural review committee.

Larry Mraz motioned to accept the proposal of accepting the general conceptual drawing;
Seconded by Matt Vetter; carried by a five in favor vote and two against vote.

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

A Special General Election is being held on March 8th.
Please check with Kane County Clerk for correct polling place.

E. Community Activities Committee **Barry Kral bkral@compactind.com**
Preliminary date for our spring community picnic is scheduled for Friday, May 16th. More information will follow.

**Also if there is any interested in neighborhood community garage sale.
Please call Barry Kral (630)-207-0416**

F. Nominating Committee **Laura Peyton [584-6814] jpeytonii@comcast.net**
Nothing to report at this time

Old Business:

Still focusing on getting email addresses for all residents.

New Business:

A general review and general talk about creating and maintaining community paths in the common areas were addressed.

Adjournment:

A motion was made to adjourn the meeting by Dennis Mahoney, motion second by Barry Kral, vote taken by Vice-President Lanning - unanimous approval. The meeting adjourned at 9:05 PM.

Minutes respectfully submitted by Robert Lanning (630) 584-5057

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*