

Splitrail Farm Property Owners Association

Monthly Meeting

Approved

April 1, 2008

Attendees: Larry Mraz, Julie Mraz, Robert Lanning, Laura Peyton, Dennis Mahoney, Matt Vetter, Stephanie Parker, Greg VanZandt, David Kohlfeld

Absent: Robert Lanning, Barry Kral

Home Owners Present: Bill Funk, Arlene Doran, Van Richards

Guest: none

Call to Order: By President Van Zandt at 7:35 PM

Approval of prior Meeting Minutes:

Greg Van Zandt [377-072]gmvanzandt@comcast.net

Motion to approve the minutes of the February 27, 2008 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 3/31/08/08: 26,380.64
Accounts Receivable: 600.00
Accounts Payable:
 - Past Due Assessments Mar 31, 2008
\$600.00
2. Bills To Approve
 - a. Stamps for Spring Assessment mailing – Parker \$41
 - b. Ron Kot accounting bill \$1000
3. Old Business
None
4. New Business

Picked up the annual Reports, please see me if you want to go through them.
Spring Assessment Mailer was mailed today 4/1/08 due 5/1/08.
Currently working with Julie to do the new budget.

5. Mar '08 Cash Flow Summary

2/27/08 Beg Cash Balance:	26,188.61
Add: Assessments Collected	216.00
Less: Landscape check to Mraz	(23.97)
3/31/08 Ending Cash Balance:	26,380.64

Motion to approve Treasurer's report was made by Dennis Mahoney, a second by Larry Mraz, 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

Duran's Lawn Maintenance & Landscape have already started by cleaning up winter debris and pruning.

The board agreed to accept the bid put forward by Duran's Lawn Maintenance
Abbott Tree service removed dead trees on both Cutwood Court & Denker Road.

C. Architectural Review Committee

Dennis Mahoney [584-1661] dennisemahoney@earthlink.net

Report by Dennis Mahoney:

Lot 31 Has submitted architectural drawings for a new garage addition to their residence previous discussed at last month's meeting. The architectural Review committee is still waiting for a site plan before making a review and final recommendations. The Board approved the addition as attached at the prior month's meeting; however a discussion ensued relative to the look of the front of the breezeway between the dwelling and the addition. A suggestion was made to have a drawing made depicting the home from the street. Since the dwelling is elevated and set back from the street, the breezeway may be partially blocked from view thus making the roof more prominent as a visual connection to the dwelling. The new rendering and site plan will be forth coming to the committee for further review.

Lot 8 furnished a computer drawing of a proposed garage extension to be added to the existing garage as well as modifying the drive way into a semi circular drive to the street. A discussion ensued. The home owner asked if there were any comments or objections and should he commit the expense to have architectural drawings and a site plan drawn up. Dennis Mahoney approved and a motioned for the Wiolds to move forward.

D. Governmental Liaison Committee

Matt Vetter, Larry [443-7799] vetter@pitbullpumps.com

Report by Matt Vetter

A Special General Election was held on March 8th.

Van Richards filled the group in on the new court districts and how they are set up and the possible effect on voting in the future.

E. Community Activities Committee

Barry Kral bkral@compactind.com

Barry Kral was absent

Greg Van Zandt facilitated a discussion on obtaining the required fire and health department certificates. He will assist Barry in obtaining such. Discussion ensued relative to food and games noting the hours of light will be longer than the fall bon fire. Larry Mraz will handle the beer, Bob Lanning the food, and the same budget will be set as for this past fall event.

A solicitation for games was made to keep the attention of the teenagers who may come by such as volley ball, a relay, etc.

The date was set as Friday, May 16th. More information will follow.

F. Nominating Committee

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

Nothing to report at this time

G. Prairie Restoration

David Kohlfeld [584-5428] david@kohlfeld.com

Report by David Kohlfeld

Due to significant changes in EPA requirements coupled with Insurance liability issues, prairie burns may not be possible. David has contacted a company who conducts burns, but the cost is prohibitive. He is looking into other alternatives such as timed high mowing.

Old Business:

1. Still focusing on getting email addresses for all residents.

2. A general review and general talk about creating and maintaining community paths in the common areas were addressed. Matt Vetter has come forward to spear head the project.

New Business:

None

Adjournment:

A motion was made to adjourn the meeting by Dennis Mahoney, motion second by Matt Vetter, vote taken by President Van Zandt - unanimous approval. The meeting adjourned at 8:55 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*