

Splitrail Farm Property Owners Association

Monthly Meeting Approved Meeting Minutes June 25, 2008

Attendees: Julie Mraz, Laura Peyton, Dennis Mahoney, Stephanie Parker, Greg VanZandt, Matt Vetter, Barry Kral

Absent: Robert Lanning, Stephanie Parker

Guest: Dave Kohlfeld

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

Approval of prior Meeting Minutes: Greg Van Zandt [377- 6072] gregvanzandt@att.net

The May 28 meeting minutes were not distributed in time for review for this meeting, therefore they will be reviewed at the July Board meeting.

Committee Reports:

A. Treasurer's Report Stephanie Parker [584-5987] steph6n580@hotmail.com
No Report was available

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

1. The Dunne's son is interested in helping replace broken rails which will be less expensive than having an installer do the work
2. Matt Vetter and Sharon Dunne will arrange a walk (hike) of the walking paths this Fall to determine what should be done for restoration work. Ephraim will be contacted to quote on the work.
3. All other planned work is on schedule

Motion to approve the Landscape report made by Dennis Mahoney, a second, a second by Larry Mraz, and a vote was taken by President Van Zandt– the report was unanimous approved.

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

1. Lot 8 – site plan was submitted for an addition to the existing garage – the ARC will meet to review.

Motion to approve the ARC report made by Larry Mraz, a second, a second by Greg Van Zandt, and a vote was taken by President Van Zandt– the report was unanimous approved.

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

1. Talks continue about the various possible neighbor hoods disconnecting from Campton Hills. Larry and Matt explained there is a motion in front of the Appellate court to hear the case – whether or not the question of dissolution will be on the November ballot.
2. They expressed a need to send "Save Us" a letter to remove the listing of Cross Creek as a potential subdivision that is seeking disconnection – since Cross Creek is part of Splitrail and there has not been a vote of property owners to disconnect, the listing is very misleading.

E. Community Activities Committee Barry Kral bkral@compactind.com
No report at this time

F. Nominating Committee

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

Laura suggested using a new format for the ballot/elections this year as the current process is very paper and labor intensive. The Board agreed the current process is multi tiered, however since the Covenants specifies the process, we must follow this process. Laura was advised however that a change can be made, but only by a majority vote of all property owners.

G. Prairie Restoration

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

Report by David Kohlfeld:

Continuing to way the options of restoration maintenance, he will contact Jack Schuba to obtain a quote to burn the prairie restoration areas.

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 will be spear heading this effort
3. Landscape Strategic Plan Development is being discussed.

New Business:

1. Julie will have Ephraim submit a quote to clean up the drainage ditches that run through the common areas. Then she will devise a phased plan so these ditches are maintained properly.
2. Entrance signs- Barry is working on several concepts that he will present to the Board at later date.

Adjournment:

A motion was made to adjourn the meeting by Stephanie Parker, motion second by Bob Lanning, vote taken by President Van Zandt - unanimous approval. The meeting adjourned at 8:45 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*