

**Splitrail Farm Property Owners Association
Approved Minutes
January, 21 2009**

Attendees: Eric Weidl, Joe Miller, Steve DeBoer, Julie Mraz, Dennis Mahoney, Greg Van Zandt

Absent: Matt Vetter, Carl True

Home Owners Present: none

Call to Order: By President Greg Van Zandt at 7:45 PM

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

Motion to approve the minutes of the December 3, 2008 meeting by Eric Weidl, second by Julie Mraz, a vote was taken President VanZandt – the motion was unanimously approved.

Board Member Appointments Greg Van Zandt [377- 6072 gregvanzandt@att.net]

Due to two resignations from the Board (Stephanie Parker and Barry Kral) there are two open positions on the SFPOA Board. President Van Zandt has contacted prior Board members inquiring their interest in rejoining the Board and two have accepted the call for duty – Julie Mraz and David Kohlfeld. Julie has done a superb job in establishing a responsible and cost competitive vendor for landscape maintenance as well as completing various maintenance efforts such as fence, shrub and tree maintenance all under budget and all flourishing. David has been past vice president, president and has lead the charge of prairie restoration and has been diligent in obtaining advise from prairie restoration experts and the various state, county and village permits for controlled burns and the like.

President Van Zandt presented to the Board Julie and David as candidates to fill the vacancies. A brief discussion ensued; all agreed the candidates were a good fit for the SFPOA Board. A motion to accept Julie Mraz to fill the first open Board position was made by Greg Van Zandt, second by Dennis Mahoney, a vote was taken President VanZandt – the motion was unanimously approved. A motion to accept David Kohlfeld to fill the second open Board position was made by Greg Van Zandt, second by Eric Weidl, a vote was taken President VanZandt – the motion was unanimously approved.

Committee Assignments Greg Van Zandt [377- 6072 gregvanzandt@att.net]

A discussion was lead by President Van Zandt relative to the duties of open Board positions. A discussion ensued relative to each committee. The following have accepted committee Chair positions:

- Julie Mraz accepted the position of Chair of the Landscape and Maintenance Committee
- Dennis Mahoney accepted the position of Chair of the Architectural Review Committee
- Eric Weidl accepted the position of Treasurer and accepted the help of Joe Miller in executing assessment mailings and the like
- Carl True had been in contact with President van Zandt earlier in the week and had accepted the position of Chair of the Nominating Committee
- Matt Vetter had been in contact with President Van Zandt earlier in the week and had accepted the position of Chair of the Government Liaison Committee
- David Kohlfeld had been in contact with President van Zandt earlier in the week and had accepted the position of Chair of the Prairie Restoration Committee
- Steve DeBoer accepted the position of Chair of the Community Activities Committee

The following positions are still open:

- Vice President

This remaining open position will be filled by February meeting.

Committee Reports:

A. Treasurer's Report

Greg Van Zandt [377- 6072 gregvanzandt@att.net]

An abbreviated report by Greg Van Zandt – (in absence of a Treasurer for this meeting)

1. Bank Statement (period 12-1-08 to 12-3-08)
 - a. Previous balance as of November 30: \$23,658.34
 - b. 6 Deposits – total of: (+) \$17,164.00
 - Includes a bank deposit correction Of \$200.00 (lot84)
 - c. 4 Withdrawals – a total of (-) \$ 3,861.94
 - Efrain Duran (\$1918.00)
 - Barry Kral (\$211.57)
 - Laura Payton (\$82.37)
 - Efrain Duran (\$1650.00)
 - d. Ending Balance as of December 31: \$36,960.40
2. A deposit was made by President Van Zandt on January 15, 2009: (+) \$ 684.00
 - a. Payments of assessments – lots: 33, 22, 27
3. Payment for the SFPOA Post Office Box rental was made by President Van Zandt on January 12, 2009 (\$26.00) - to be expensed next month

B. Landscape & Maintenance Committee

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

Report by Julie Mraz

1. The three year maintenance contract verbiage from Duran is being rewritten to include a standard "30 day out clause" and a new contract will be circulated to the Board members. Having reviewed both the current Statement of Work and three year Contract, a motion to accept the Duran three year contract was made by Julie Mraz, second by Joe Miller, a vote was taken President VanZandt – the motion was unanimously approved.

C. Architectural Review Committee **Dennis Mahoney [584-1661 dennismahoney@earthlink.net]**

Report by Dennis Mahoney

1. The committee was contacted by lot 86, their wood garage door was inoperable due to it's age and the weather and the situation was an emergency to get it replaced. The committee took immediate action and approved the sample picture of the replacement. The Board reviewed the actions of the committee and unanimously agreed with the committee's actions.

D. Governmental Liaison Committee

Matt Vetter

[762-3899 mvetter@pitbullpumps.com]

No report at this time

E. Community Activities Committee **Barry Kral**

No report as of this time.

F. Nominating Committee

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

No report at this time

Old Business:

None

New Business:

None

Adjournment:

A motion was made to adjourn the meeting by Joe Miller and second by Dennis Mahoney, vote taken by unanimous approval. The meeting adjourned at 8:50 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.

The next meeting will be held on February 25, 2009.

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*