

Splitrail Farm Property Owners Association
APPROVED MEETING MINUTES
May 27, 2009

Attendees: *Greg Van Zandt, Carl True, Dennis Mahoney, Julie Mraz, Steve DeBoer, Eric Weidl, Matt Vetter, Joe Miller*

Absent: *Dave Kohlfeld*

Home Owners Present: *Joe & Cheri Celbuski (lot 37)*

Other guests: *Matt Hengel from the Care of Trees*

Call to Order: *By Greg Van Zandt @ 7:35*

Approval of prior Meeting Minutes:

Motion to approve the minutes of the April 22, 2009 meeting was made by Greg Van Zandt, second by Joe Miller. Vote taken by Greg Van Zandt – the motion was unanimously approved.

Committee Reports

A. Treasurer's Report

Eric Weidl 630.479.4950 eric.weidl@intersites.com

A motion to accept the Treasurer's report was made by Greg Van Zandt, second by Carl True, and unanimously approved.

In addition, several bills were presented for approval to be paid:

1. Autumn Tree Care, for tree care, motion by Greg Van Zandt, second by Joe Miller, unanimous approval.
2. Steve DeBoer, reimbursement from bonfire, motion by Greg Van Zandt, second by Dennis Mahoney, unanimous approval.
3. Greg Van Zandt, reimbursement for PO Box & misc., motion by Matt Vetter, second by Carl True, unanimous approval with Greg Van Zandt abstaining.

B. Landscape & Maintenance Committee

Julie Mraz 630.587.1158 julie.mraz@att.net

Field Tile Repair Area

- ☼ Phase II will be delayed until an appropriate course of action can be determined to ease the water runoff at the end of the waterway. Efrain will be redirected to work at the bottom of the waterway rather than continue along the top.
- ☼ After a call from several concerned homeowners and further inspection by board members, it was determined that there is a failure in the field tile system on common space. A phone call will be placed to Huddleston and McBride to proceed.

Paths

- 🌿 Paths were mowed in Section I.
- 🌿 Matt, Dave, and Julie will need to meet at some point to map out a strategy for paths, burning, and maintenance.

Mulch

- 🌿 Based on an email response, mulch was not placed around the Elm trees that have been targeted for removal. Mulch was placed in the remaining common areas.

Silver Glen Entrance

- 🌿 New plants have been placed in the assorted beds at the Silver Glen entrance. It is the goal that the new plants will grow significantly in size, requiring less mulch, thus costing the POA less money. Obviously the aesthetic value is also important.

Joe Miller usmillerj@hotmail.com is working on the Ash Tree Replacements.
See Addendum #1

C. Architectural Review Committee

Dennis Mahoney 630.584.1661 dennisemahoney@earthlink.net

Plans were submitted by Lot 57 for a garden. A motion to accept the proposed plans was made by Greg Van Zandt, second by Carl True, and unanimously approved with Joe Miller abstaining

D. Governmental Liaison Committee

Matt Vetter 630.762.3899 mvetter@pitbullpumps.com

See Addendum #2

E. Community Activities Committee

Steve DeBoer sdeboer34@yahoo.com

The spring bonfire held on May 16th was very successful. Many thanks to those homeowners who brought their chili to share. The date for the fall bonfire has not been set yet.

F. Nominating Committee

Carl True carl.a.true@xo.com

A letter soliciting nominees will go out in the next couple of weeks. If you are interested in serving on the board, please call Carl True, or any board member. The next election is in October.

G. Prairie Burn & Restoration Committee

David Kohlfeld 630.584.5426 david@kohlfeld.com

Discussion is underway regarding the best course of action to burn the swampy area (southwest commons area). At this point, the safest proposal seems to be a winter burn to eliminate the height of the fuel.

Old Business:

Prior to the regularly scheduled board meeting, the Drain Tile Advisory Committee met to discuss the ongoing problem of the broken field tiles in the common space off of Denker Road. Broken field tiles are leading to flooding of some property owner's lots, potentially causing septic failure. Committee is exploring how to correct the problem.

Further discussion of "Children at Play" signs for the top of Splitrail Lane (between Splitrail Court and Barnside). Carl True will take charge of this project. Greg Van Zandt made a motion to approve up to \$50 for signs and posts for this project. Second by Eric Weidl, unanimously approved.

New Business:

Board Member Dennis Mahoney invited Matt Hengel from the Care of Trees to speak regarding the ongoing problems with the Emerald Ash Borer infestation. He proposed injections for the trees along with a soil drench.

After the proposal was made, the board directed Julie Mraz to contact Autumn Tree Care for a price proposal and further clarification on the situation.

Adjournment:

A motion was made to adjourn the meeting by Julie Mraz and second by Greg Van Zandt, vote taken by unanimous approval. The meeting adjourned at 8:56 PM.

ADDENDEUM #1

Ash Tree Replacement Update

May 27, 2009

Respondents to the Newsletter:

1. Dave Kohlfeld –
 - a. Suggested we avoid Norway and Austrian pines, Willow, and transplanted oaks;
 - b. Recommends Spruce, common Alder, Katsura, Bald Cypress, Littleleaf Linden;
 - c. Suggested Bork Nurseries in Onarga;
2. Julie Farquhar – contacted Greg with general questions
3. Matt Vetter – suggested we also try to use the log portions for common area paths; this may not be allowed as in we are obligated to either burn or chip;
4. Efrain suggested he may have a B2B-only nursery which is more cost-competitive than others;

Synopsis:

No outside funding for tree replacement has yet been found. We'd still need a map of the trees that are infected so that we can match size/shape and growing conditions. The ongoing financial pressures of the drainage tiles, needed burning of common areas, and others may necessitate more creative solutions:

- A. An "Adopt a Tree" program;
- B. Selection of tree "volunteers" (i.e., either transplanting smaller trees from other parts of the common area or those volunteered by local residents that have unwanted trees in their yards);
- C. Back to mail order, such as <http://www.austree.com>
 - a. Usually ½ the price of nursery trees;
 - b. Fast-growing;
 - c. Longevity of 40-50+ years;
- D. Outreach to Morton or the IL AG center in St. Charles to see if they have any misfits or orphans they need to shed;

ADDENDEUM #2

Local Government Report
5/27/09

Possible items of interest in Village funds in light of current economic conditions: (from April VCH Board Meeting)

The 2010 revenue estimate (by Catalano/Treasurer) is 1.64 mil, taking into account that estimates of state revenues to municipalities are projected to be reduced for 2009 and 2010. The treasurer stated that the 2010 projected budget was not sustainable beyond 2012. There will also likely be some more residents lost via disconnection which will get certified in 2011 to affect the head count (and revenue).

4/30/09 VCH Financials (as of 2/28/09 posting)

Revenue estimate total was 2,147k and actual was 2.137k.

Notes on expenses; Police budget- 796k (153k in contingencies), Administration 1,087k (109k in contingencies) and within Administration there is 710k in Professional Services (no breakdown; assumption is this is the legal bill)

Notes on storm water issues from last VCH board meeting minutes:

Creation of Special Service Areas (SSA) to address storm water issues came about in '08. Evening Prairie was established as the first SSA and was appropriated 90k as SSA#1. A second and third (SSA#2, SSA#3) at 60k in the Burning Tree area have been added also. Following the resolutions for #2 & #3 a resolution was adopted stating that villagers who wanted to pursue a solution at their expense in cooperation with the village would put up the initial survey and legal costs for a SSA (to cover the public hearing an objections process as well as site investigation). The overview is to have the cost of the work spread out over 10 years, recouped via the resident's property taxes. Campton Pines and Hedgerow Farms have recently come forward seeking village help. The creation of a 'drainage district' may be an item in the next election.

April 17 was 2 yr anniversary for Village of Campton Hills.

Police force is now 6 full-time and 8 part-time with plans for an additional (1) full-time and more (?) part-time. (The idea of using 2 part time police officers vs full time to achieve the 2 officers/shift goal was offered was offered up at the VCH board meeting but no resolution passed).

The farmers market is scheduled to restart in mid July.