

Splitrail Farm Property Owners Association

Unapproved minutes

August 26, 2009

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

Absent: n/a

Home Owners Present: n/a

Other guests: n/a

Call to Order: 7:45 p.m.

Approval of prior Meeting Minutes:

Motion to approve the July 22nd minutes of the meeting was made by Carl True, second by Eric Weidl. 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

See Attachment

A Motion was made by Joe Miller to accept all the items (bills to be approved) as if they were presented individually, with the second by Matt Vetter. Vote taken was unanimous.

A Motion to approve payment of the bills to be approved was made by Joe Miller, with a second by Carl True. Vote take was unanimous.

B. Landscape & Maintenance Committee

Julie Mraz 630.587.1158 julie.mraz@att.net

The Ash Trees have been injected to kill the Emerald Ash Borer.

A bid will be solicited from Efrain Duran to remove the dead/dying Ash trees.

C. Architectural Review Committee

Dennis Mahoney 630.584.1661 dennisemahoney@earthlink.net

No report at this time.

D. Governmental Liaison Committee

Matt Vetter 630.762.3899 mvetter@pitbullpumps.com

See Attachment #2

E. Community Activities Committee

Steve DeBoer sdeboer34@yahoo.com

Fall Bonfire will be Saturday, October 31st.

F. Nominating Committee

Carl True carl.a.true@xo.com

Letter will be sent out in solicitation of candidates for the next Board election.

G. Prairie Burn & Restoration Committee

David Kohlfeld 630.584.5426 david@kohlfeld.com

No report at this time.

Old Business:

None at this time.

New Business:

None at this time.

Adjournment:

A motion was made to adjourn the meeting by Greg Van Zandt and second by Steve DeBoer, vote taken by unanimous approval. The meeting adjourned at 9:15 PM.

ATTACHMENT #1

SFPOA TREASURER'S REPORT

August 26, 2009

1. Summary Balance Sheet as of 8/26/09:

Assets:

Checking:	\$35,337.50
Accounts Receivable:	\$27,857.00
Total Assets:	\$63,194.50

Liabilities & Equity:

Accounts Payable:	\$25,398.00
Equity:	\$37,796.50
Total Liabilities & Equity:	\$63,194.50

2. Statement of Cash Flows:

7/22/2009 Beginning Balance: \$32,400.38

Income:

Assessments:	\$3,975.00
Late Fees:	\$10.00

Expenses:

Professional Fees (RS Kot):	- \$1,000.00
Utilities (Intersites – Hosting):	- \$47.88

8/26/2009 Ending Balance: \$35,337.50

3. Old Business

Outstanding Commitments:

Landscaping (Efrain – Landscaping 3/3):	- \$4,533.33
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4. New Business

Bills to Approve:

Autumn Tree – fungicide – 79 Crabapple & 36 Hawthorn	\$450.00
Autumn Tree – EAB injection – 19 Ash	\$2,850.00
Autumn Tree – fungicide – 36 Hawthorn	\$350.00
Stan White – drain tile replacement	\$19,504.00
Efrain Duran – drain tile swale seeding	\$2,200.00
Eric Weidl – postage for special assessment invoices	\$44.00
Carl True – nomination letters, children playing signs	\$290.67
Greg Van Zandt – special assessment letter, envelopes	\$175.66

ATTACHMENT #2

Splitrail 8/26/09 Government Liaison Report

In addition to the obvious negative impact of flooding that Splitrail Farm has been forced to deal with this year thanks to 20" of snow and 25+ inches of rain ytd, there is also a legal requirement for the subdivision to not impede the flow of water naturally occurring from the property. The governing law is the Illinois Drainage Law, which is likely to get more attention in Campton Hills as the majority of drain tiles in the area being in the 50+ year old range and with less agriculture more tiles systems are left to degrade and fail. It falls to the landowners to make sure water flows downstream unimpeded.

The Village of Campton Hill (VOC) had already received a LAPP (local area paving project) grant for 315k, or 75% of the cost of repaving McDonald Road prior to being approved for federal funding. This project has been switched to an ARRA (recovery and reconstruction act) project and now receives 100% funding. VOC saved 100k.

The police department (of VOC) got a Kane County grant for breathalyzers and moving radars. VOC also purchased a new (3rd) police car. Now citizens can be stopped for speeding, administered a breath test using the latest equipment and if needed, taken to jail in a nice new car. The current staff includes 6 full time w/chief, 7 part time.

There have been no new decisions on cases or appeals for disconnection. Four such remain for decision, perhaps in the 4th quarter.

Tax Man.

Average home values in our area declined 10% (per the township assessor), but last year Kane County assessments went up 2.5%+. The assessed value is based on 2006-2009 sales numbers. If you believe your assessment is in error you have until September 1st to appeal your assessed value to the Township Assessor (Alan Rottman) but if you file a complaint form with the Kane County Board of Review website by 9/10/09, then you have another 30 days to meet with the township assessor before losing your ability to appeal for this year.

Contacts: Township Assessor 630-513-5430, Kane Co Supervisor of Assessments 630-208-3818 (Mark Armstrong)

Kane County Board of Review website; www.co.kane.il/us/SOAforms/ResidentialFarmpdf (you will need some comps or an appraisal to complete this form).

**Kane County has an educational 'clinic' to cover property taxes along with the appeal process; next ones are 9/1 and 9/15/09 at the Building A auditorium in the Kane County Government Center, 719 S. Batavia Ave, Geneva.

For the curious who keep wondering how much could that pedestrian bridge over Randall at Silver Glen possibly cost... \$ 2.5 mil. State and federal grants picked up the majority leaving \$443k, which is shared by the St Charles Park District* and the Kane County Forest Preserve District. Other recent 4-lane pedestrian crossings have been in the 1.3-1.5 mu range, so we got an extra nice one.

*St Charles Park District was supposed to have been funded 160k towards the bridge back in 2000.