

## Splitrail Farm Property Owners Association

February 24, 2010

**Attendees:** Julie Mraz, Dave Kohlfeld, Eric Weidl, Joe Miller, Carl True, Wayne Polek,

**Absent:** Greg Van Zandt, Steve DeBoer,

**Home Owners Present:** None

**Other guests:** None

**Call to Order:** By President Julie Mraz at 7:35hr at the Old Towne Pub in Wasco, IL

### Approval of Meeting Minutes of January 27, 2010:

Eric Weidl notes a change of his email address as well as phone number. (These will be noted in the February 24, 2010 minutes.) Motion to accept the minutes as corrected by Joe Miller, second by Carl True and approved unanimously by the board.

### Committee Reports

#### **A. Treasurer's Report**

Eric Weidl 630.479.4950 [eric.weidl@intersites.com](mailto:eric.weidl@intersites.com) (new e-mail and phone number)

#### **SFPOA TREASURER'S REPORT**

**February 24, 2010**

### **1. Summary Balance Sheet as of 2/24/10:**

#### **Assets:**

Checking:	\$34,980.54
Accounts Receivable – 3 special, 4 fall assessments, late fees:	\$1,613.00

Total Assets: \$36,593.54

#### **Liabilities & Equity:**

Accounts Payable: \$7,623.94

Equity: \$28,970.00

Total Liabilities & Equity: \$36,593.54

### **2. Statement of Cash Flows:**

**1/27/10 Beginning Balance: \$34,780.54**

#### **Income:**

Assessments: \$200.00

Late Fees: \$0.00

#### **Expenses:**

*none*

**2/24/10 Ending Balance:**

**\$34,980.54**

### **3. Old Business**

#### **Outstanding Commitments:**

Efrain Duran – Replacement of 20 ash trees:	- \$6,500.00
Ron Kot – Annual Report:	- \$1,100.00
Eric Weidl – Semi-annual hosting:	- \$23.94

### **4. New Business**

#### **Bills to Approve:**

Eric Weidl – Semi-annual hosting:	- \$23.94
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#### **Other:**

Synchronizing assessments with fiscal year  
Calculation of late fees

The February 24, 2010 Treasurer's report was accepted. (Motion by Miller, second by True and unanimously approved by Board.)

Continues to send late notices and invoices to home owners delinquent in the special assessment (3) and biannual assessment (4). There is currently \$113 in late fees owed. The next biannual assessment will be mailed in April. There is a concern about homeowners being greater than 6 month behind in assessment and possibility of placing a lien against the delinquent homeowner was considered by the board. The board felt over 120 days in arrears would be considered delinquent. Joe Miller will draft a policy and lien letter (motion Polek, second Joe Miller with unanimous approval of the board.)

Need to review by laws concerning proper calculation of late fees.

The current fiscal year is November 31 to November 1. In certain months the budget often has "deficits" waiting for the May and November assessment to arrive. Consideration was given to changing the fiscal year to coincide with the receiving of the assessment. Moving the April assessment to May was considered.

Approved reimburse to Eric Weidl \$10.00 for filing the SRFPOA annual report. (Motion by Miller, second by True; approved unanimously by the board.)

### **B. Landscape & Maintenance Committee**

Carl True [carl.a.true@xo.com](mailto:carl.a.true@xo.com).

Discussed placement and timing of new tree planning. The ideal time to plant would be in spring but decided to postpone to ascertain if any further damage/infected tree will die off. However, the tree removed from Lot 1 will be replaced this spring.

The report from this Committee was accepted unanimously by the board (Motion Miller, second, Weidel)

**C. Architectural Review Committee**

Joe Miller [usmillerj@earthlink.net](mailto:usmillerj@earthlink.net)

The proposed addition Lot 58 for a secondary structure had been discussed earlier by the architectural committee who disapproved of the plan as presented. Concerns include a garage footprint not in proper ratio with the living area, violation of the CCR concerning more than three parking places and the scope of the current project is unprecedented in the subdivision.

Joe will contact owner of Lot 58 to voice our concerns and work out a plan.

Lot 31 - Concern was raised about the new addition not conforming the with CCR's of the association in terms of number of vehicle parked in the garage. Joe Miller will review past documentation and submitted plans by the homeowner and follow-up at a future board meeting.

**D. Governmental Liaison Committee**

Matt Vetter 630.762.3899 [mvetter@pitbullpumps.com](mailto:mvetter@pitbullpumps.com)

No report

**E. Community Activities Committee**

Steve DeBoer [sdeboer34@yahoo.com](mailto:sdeboer34@yahoo.com)

No report

**F. Nominating Committee**

Carl True [carl.a.true@xo.com](mailto:carl.a.true@xo.com)

No report

**G. Prairie Burn & Restoration Committee**

David Kohlfeld 630.584.5426 [david@kohlfeld.com](mailto:david@kohlfeld.com)

Joe Miller is obtaining bids from various vendors for the spring burn of some of the common areas. We are pla to use the permit we recently obtained for our recent burn.

Dave Kohlfeld will look into the permit. If not due to the long lead time to obtain the Ill EPA permit the burn might have to be postponed until fall.

**Old Business:**

Website – No report

**New Business:**

None

**Adjournment:**

A motion was made to adjourn the meeting by Mraz and second by Polek, vote taken with unanimous approval by the baord. The meeting adjourned at 9:33 PM.

**Submitted by:**

Wayne Polek  
Secretary