

Splitrail Farm Property Owners Association

Minutes

April 28, 2010

Attendees: Joe Celbuski, Eric Weidl, Joe Miller, Carl True, Wayne Polek, Greg Van Zandt

Absent: Steve DeBoer, Dave Kohlfeld

Home Owners Present: None

Other guests: None

Call to Order: By Greg Van Zandt at 7:35pm at the Old Towne Pub in Wasco, IL

Approval of Meeting Minutes of March 24, 2010:

None available

Committee Reports

A. Treasurer's Report

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

SFPOA TREASURER'S REPORT

April 28, 2010

1. Summary Balance Sheet as of 4/28/10:

Assets:

Checking:	\$39,702.33
Accounts Receivable – 2 special, 1 fall, 30 spring assessments late fees:	\$6,716.00
Total Assets:	\$46,418.33

Liabilities & Equity:

Accounts Payable:	\$21,250.66
Equity:	\$25,167.67
Total Liabilities & Equity:	\$46,418.33

2. Statement of Cash Flows:

3/24/10 Beginning Balance: **\$34,012.66**

Income:

Assessments: \$13,845.00

Late Fees: \$44.00

Expenses:

Efrain Duran – 33% of landscaping:	\$4,705.33
Tallgrass – 50% of prairie burn:	\$3,450.00
E Weidl – stamps:	\$44.00

4/28/10 Ending Balance: \$39,702.33

3. Old Business

Outstanding Commitments:

Efrain Duran – Replacement of 20 ash trees:	- \$6,500.00
Efrain Duran – 66% of landscaping:	- \$9,410.66
Tallgrass – 50% of prairie burn:	- \$3,450.00
Huddleston – Drainage investigation:	- \$1,890.00

4. New Business

Bills to Approve:

E Weidl – paper:	- \$5.36
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Other: *none*

The April 28, 2010 Treasurer's report was accepted. (Motion by Polek, second by Van Zandt and unanimously approved by Board.)

Spring assessments when out earlier this month and have received 66 of 96. Two special assessments (08/09) are still delinquent and are now eight months behind. Eric will make a phone call to those behind along with a follow up letter.)

B. Landscape & Maintenance Committee

Carl True carl.a.true@xo.com.

The grass is now being mowed.

Autumn Tree Care sprayed the trees (no bill submitted yet.)

Discussed placement and timing of new tree planning.

Will have Efrain plant Sugar Maple for Lot 1 this spring.

Approved bid to have Efraín spread mulch (107 yards) and apply seed blanket at Cross Creek entrance.

Solicit bid for removal of tree stumps (in new swale area of Denker Rd.) and spread mulch on trails (up to \$2500.00)

Discussed long range planning to manage open spaces.

Will bid for clean up for common area off Denker Court (suggestion from Lot 93)

Motion to approve Efrain's bid to mow new swale (motion: Celbulski, second, Polek approved unanimously)

Need Julie to reveiw "spring letter" to homeowners. (approval of house painting, bonfire, etc.)

C. Architectural Review Committee

Joe Miller usmillerj@earthlink.net

Discussion of Lot 93 encroaching on common area.

D. Governmental Liaison Committee

Matt Vetter 630.762.3899 mvetter@pitbullpumps.com

Report was given by Greg Van Zandt – discussed recent Campton township purchase of Grey Willow Farms (which is contiguous with our subdivision)

E. Community Activities Committee

Steve DeBoer sdeboer34@yahoo.com

Bonfire planned for Saturday, June 26; plan on using the same caterer.

F. Nominating Committee

Carl True carl.a.true@xo.com

No report

G. Prairie Burn & Restoration Committee

David Kohlfeld 630.584.5426 david@kohlfeld.com

Joe Miller discussed plans for renovation of the drainage of area off Old Farm Road. Instead of paying for the fees to the various agencies it would be easier and cheaper to get an evaluation about our "wet land" area and establish the original swale.

Website – No report

New Business:

None

Adjournment:

A motion was made to adjourn the meeting, vote taken with unanimous approval by the Board. The meeting adjourned at 9:00PM.

Submitted by:

Wayne Polek
Secretary