

**Splitrail Farm Property Owners Association**

May 26, 2010

**Attendees:** Joe Celbuski, Steve DeBoer, Dave Kohlfeld, Joe Miller, Wayne Polek, Eric Weidl

**Absent:** Julie Mraz, Carl True and Greg Van Zandt

**Home Owners Present:** None

**Other guests:** None

**Call to Order:** by Wayne Polek at 7:38pm at the Eric Weidl's office at the Colonial Building in Saint Charles, IL

**Approval of Meeting Minutes of April 28, 2010:**

Correction to 4c: add *Discussion regarding complaint of*

Motion to approved corrected minutes by Miller, second by DeBoer and unanimously approved by the board.

**Committee Reports**

**A. Treasurer's Report**

Eric Weidl 630.479.4950 [eric.weidl@intersites.com](mailto:eric.weidl@intersites.com)

**SFPOA TREASURER'S REPORT**

**May 26, 2010**

**1. Summary Balance Sheet as of 5/26/10:**

**Assets:**

Checking:	\$39,434.97
Accounts Receivable – 2 special, 1 fall, 5 spring assessments late fees:	
\$1,924.00	

Total Assets: \$41,358.97

**Liabilities & Equity:**

Accounts Payable: \$22,024.66

Equity:	\$19,334.31
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Total Liabilities & Equity: \$41,358.97

**2. Statement of Cash Flows:**

4/28/10 Beginning Balance:	\$39,702.33
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Income:	
Assessments:	\$4,802.00
Late Fees:	\$26.00
Expenses:	
Efrain Duran – ~ 50% of mulch:	\$2,900.00
Efrain Duran – Tree replacement lot 1:	\$300.00
Huddleston – Drainage investigation:	\$1,890.00
E Weidl – paper:	\$5.36

**5/26/10 Ending Balance: \$39,434.97**

### 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
Efrain Duran – ~ 50% of mulch:	- \$2,664.00
<b>Total</b>	<b>- \$22,024.66</b>

### 4. New Business

**Bills to Approve:** *none*

**Other:** Neighborhood Directory

The May 26, 2010 Treasurer's report was accepted. (Motion by Polek, second by Weidel and unanimously approved by Board.)

There are five outstanding spring assessments, two for the fall special assessment and Lot 55 now behind the current spring assessment and last fall's and special assessment (now nearly a year behind.) Lot 40 only behind the special assessment.

Action: Eric will write a follow up letter to the homeowners in arrears for fall and special assessments.

Lot 62 was sold and provided with release statement to the attorney.

Neighborhood Directory needs to be updated. Need to compose letter to homeowners for updates. Possibility of putting Directory on website if password protected.

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

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

Report was given by Joe Miller.

Three or four more Ash tree are probably dead and will need to be removed. Joe will mark trees so we can get bid to remove them prior to Ephram planting the new trees in fall. Wayne will obtain bid for tree removal as well as stump removal.

Need to check if seed blanket for Cross Creek entrance has been placed and mulch has been spread.

"Spring letter" was distributed.

Need to check if Efrain planted Sugar Maple for Lot 1 this spring.

Long range planning for common spaces -tabled

**C. Architectural Review Committee** Joe Miller [usmillerj@earthlink.net](mailto:usmillerj@earthlink.net)

Lot 53 AR committee approved color change for house.

Lot 48 AR committee approved color change for new roof.

Lot off Denker Court with new color – Joe Miller will contact owner.

Architectural Review Committee report was unanimously approved (motion DeBoer, second Polek).

**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)

Bonfire is planned for Saturday, June 26. Steve will distribute flyer to home owners, coordinate food. Carl True has wood we can use.

**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)

Will need to submit new permit for fall prairie burn.

Denker Road swale- area is now wet. Possible causes and strategies were discussed to resolve issue. Approved getting a definitive date for the contractor to come out and review problem. (Joe Miller to coordinate)

Old Farm Road drainage Unanimously approved Tallgrass two bids to review wetland issues/restablishing swale for up to \$2,250 (Motion, Miller, second, Polek)

**Website** – No report

**New Business:**

Bylaws/ Property Owner attorney. Will need to contactor attorney to discuss property owners who are in arrears, possible litigation if Denker swale issue can't be resolved and revising bylaws and CRR.

**Adjournment:**

A motion (Polek, second by Miller) was made to adjourn the meeting, vote taken with unanimous approval by the board. The meeting adjourned at 9:21PM.

**Submitted by:**

Wayne Polek  
Secretary