

**Splitrail Farm Property Owners Association**

June 23, 2010

**Attendees:** Joe Celbuski, Steve DeBoer, Joe Miller, Julie Mraz, Wayne Polek, Carl True, Eric Weidl, and Greg Van Zandt

**Absent:** Dave Kohlfeld

**Home Owners Present:** None

**Other guests:** None

**Call to Order:** by Julie Mraz at 7:44pm at the Campton Township Tax Assessor's Office on Old La Fox Rd.

**Approval of Meeting Minutes of March 23, 2010:**

Motion to approved minutes by Greg Van Zandt second by DeBoer and unanimously approved by the Board.

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**Approval of Meeting Minutes of May 26, 2010:**

Correction: Matt Vetter is not longer Chair of Governmental Affairs. Motion to approved corrected minutes by Joe Miller, second by Carl True 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**

**June 23, 2010**

**1. Summary Balance Sheet as of 6/23/10:**

**Assets:**

Checking: \$38,521.97

Accounts Receivable – 2 special, 1 fall, 4 spring assessments late fees:

\$1,726.00

Total Assets: \$40,247.97

**Liabilities & Equity:**

Accounts Payable: \$25,429.66

Equity: \$14,818.31

Total Liabilities & Equity: \$40,247.97

## 2. Statement of Cash Flows:

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

Income:

Assessments: \$200.00

Late Fees: \$12.00

Expenses:

Tallgrass – ~ 50% of survey project: \$1,125.00

**6/23/10 Ending Balance: \$38,521.97**

## 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

Autumn Tree Care – Fungicide (3 invoices): - \$950.00

Efrain Duran – Denker Court cleanup (no bill):

- \$2,100.00

**Total - \$27,529.66**

## 4. New Business

### Bills to Approve:

Autumn Tree Care – Fungicide (3 invoices): - \$950.00

**Other:** Neighborhood Directory – have not sent out letters yet

The June 23, 2010 Treasurer's report was accepted. (Motion by Van Zandt, second by Cebulski and unanimously approved by Board.)

Received one additional spring assessment during the past month. To date there are four spring assessments on e fall and two special assessments are still outstanding. Lot 55 is special concern: the fall, spring and special assessment are all past due. Eric has left six telephone messages all of which have been unreturned. Eric had a conversation with Lot 40; they felt they are not compelled to pay the assessment

Board unanimously approved (motion by Van Zandt, second by Miller) to direct Eric Weidl to write letter to lot 40 and 55 of the failure to pay these assessment and consider sending them to collections and follow up with Larry Mraz to identify a collection agency

Neighborhood Directory –will send request for updates with fall assessment cycle.

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

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

Ash tree removal: 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

Denker Court common area clean up in progress.

Trails have been rained out and need to be inspected.

New lights for entrance were damaged and need to be returned.

Long range planning for common spaces –tabled

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Tree stump and brush removal from Denker swale work on hold from Kramer Tree service due to wet weather.

The committee report was adopted as presented unanimously by Board (Motion: Miller second; Van Zandt)

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

Lot 85 possibility of out building was discussed with owner.

Lot off Denker Court with new color – owner not contacted yet.

Architectural Review Committee report was unanimously approved (motion Miller, second; Van Zandt).

## **D. Governmental Liaison Committee**

Report by Greg Van Zandt.

Campton Township offices temporarily moved to Lily Lake for repairs to office

Julie will contact village about Campton Hills police car parked on north end of Splitrail Lane and creating a hazard.

## **E. Community Activities Committee**

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

Bonfire is planned for Saturday, June 26. Steve distributed a revised flyer to home owners. Discussed needed equipment: wood, tables, ice chest, bug spray, etc.

## **F. Nominating Committee**

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

Need a slate of board members by August; four terms are expiring. Carl, Eric and Steve plan on running for election this fall.

**G. Prairie Burn & Restoration Committee**

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

No Report

**Website** – Report by Carl True

Need to update website with recent board reports.

**Old Business:**

Ash tree: see Landscape and Maintenance Committee Report

Drain tile replacement (Denker Road area): Huddleston came out and tested area. Problem was blocked 8" lateral line that was connected to 12" main drain. This blockage was on a homeowner's property.

Common area on South End- still waiting for report about management of this area from Tallgrass.

Ditch Water on north end of subdivision. Township officials came out - they believe the problem is the responsibility of the property owners or property owner's association. Discussed contacting Huddleston to review and map the area to possibly refute the township's assessment.

Board unanimously approved to contact Huddleston to map this area not to exceed \$1500 (Motion Mraz, second Cebulski).

Changes to CCR – discussion of this entailed revision of bylaw and CCR's and can we change the process by which CCR are approved and revised.

**New Business:**

None

**Adjournment:**

A motion (Miller, second by Cebulski) was made to adjourn the meeting, vote taken with unanimous approval by the board. The meeting adjourned at 9:31PM.

**Submitted by:**

Wayne Polek  
Secretary