

Splitrail Farm Property Owners Association

April 20, 2011
(Approved May 26, 2011)

Attendees: Joe Cebulski, Dave Kohlfeld, Joe Miller, and Wayne Polek

Absent: Julie Mraz, Carl True and Eric Weidl

Home Owners Present: None

Other guests: None

Call to Order: by Wayne Polek at 7:35 PM at Old Towne Pub, Wasco

Approval of Meeting Minutes of March 16, 2011:

Not available

Committee Reports

A. Treasurer's Report

Eric Weidl 630.479.4950 eric.weidl@intersites.com

Treasurer's report - not available

Approved expenditure of \$5300.00 to Efrain for purchase and spreading of mulch (1st - Cebulski; 2nd Polek and unanimous approval of the board)

B. Landscape & Maintenance Committee

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

Report given by Joe Miller

Old Drum removal Lot 58/59

Drums are actually located behind Lot 31 and 2A1.

Will obtain a bid from Efrain to clear these along with other debris (fence posts, etc.,) in the recently burned common area.

Swale Resotation Old Farm Lane

Reviewed various bids from Tallgrass for this projected. The board was uncertain if their bid of \$2500 would be sufficent to complete the project. Approved to spend up to \$4500 to have Tallgrass restablish the swale area in the Old Farm Lane area (1st- Miller; 2nd- Celbulski and unanimous approval of the board)

Tallgrass Proposal for Old Farm Area restoration

The board declined to approve Tallgrass restoration plan in the Old Farm Lane area of five (5) acres for \$20,200.00 (1st - Miller; 2nd - Polek and unanimous approval of the board)

Ferson Creek and Crosscreek bridge: flooding, ownership, and maintenance

Review of numerous documents confirms that SFPOA is responsible for maintenance of the creek even though the association does not own the creek. Need the OK of the Army Corps of Engineers.

Joe Miller to complete the application to the Army Corps of Engineers for approval to clear the creek obstructions and maintenance/restoration.

Wayne Polek to write letter to Lot 76 asking them to stop clearing of the common area contiguous to their property and the creek pending our plans for maintenance/restoration of the area.

Coyotes

Wayne Polek to contact effected homeowner asking them to remove any tree stands.

Subdivision dead tree removal and replacement

Current bid is for \$6800.00 for this project. Approved removal of dead trees but not replanting at this time and shift any saving to the strategic plan for the common areas. (1st – Miller; 2nd – Polek unanimous approval of the board) Joe Miller to mark effected trees.

Strategic plan for common areas: drainage and restoration

Approved Tallgrass bid of \$7800.00 for a study of the drainage and flora of the entire common areas of SRPOA, if the budget permits. (1st - Miller; 2nd - Polek and unanimous approval of the board)

Subdivision dumpster for home projects

Discussed whether there should be rigid length of time (e.g. 90,120 days) allowed. Agreement is that this should be on a case by case basis since the length of projects will vary for legitimate reasons not totally under the homeowner's control.

Lights for subdivision signage

Deferred.

Architectural Review Committee Joe Miller usmillerj@earthlink.net

The board unanimously approved architectural review plans for Lot 32 (driveway pillars) and Lot 48 (deck expansion)

C. Governmental Liaison Committee

New fire district - building completion reportedly held up due to Village concerns about building permits. New district to go into effect May 1st.

Village of Campton Hills public planning meeting, May 2 (informational)

D. Community Activities Committee

Position open

- Spring 2011 Bonfire set for April 30, 2011

E. Nominating Committee

Carl True carl.a.true@xo.com

No report

F. Prairie Burn & Restoration Committee

David Kohlfeld 630.584.5426 david@kohlfeld.com

- Tall Grass Restoration burn of Old Farm area (30 acres completed in April 2011)

G. Website – Carl True

No report

Old Business:

- Lot 55 dues delinquency - no report
- Early placement of trash Lot 61 – will be addressed in spring letter or phone call if the problem persists.
- Update homeowners' directory – no report

New Business:

Spring letter will go out later this month (Polek)

CCR and Bylaws Revisions

Deferred this month

Adjournment:

A motion (1st Cebulski; True, 2nd - Miller) was made to adjourn the meeting, vote taken with unanimous approval by the board. The meeting adjourned at 9:00 PM.

Submitted by:

Wayne Polek - President