

Splitrail Farm Property Owners Association

May 26, 2011

(Approved June 30, 2011)

Attendees: Joe Cebulski, Dave Kohlfeld, Joe Miller, Wayne Polek, Carl True and Eric Weidel

Absent: Julie Mraz

Home Owners Present: None

Other guests: None

Call to Order: by Wayne Polek at 7:44 PM at Old Towne Pub, Wasco

Approval of Meeting Minutes of March 16, 2011 and April 20, 2011:

The March 16, 2011 minutes were not available.

April 20, 2011 minutes were accepted with the following correction under Architectural Review: Replace Lot 48 "driveway" with "deck". Motion to accept minute with the noted correction by True, second by Weidel and unanimous approval by the board.

Committee Reports

A. Treasurer's Report

Eric Weidl 630.479.4950 eric.weidl@intersites.com

SFPOA TREASURER'S REPORT

May 26, 2011

1. Summary Balance Sheet as of 5/26/11:

Assets:

Checking:	\$24,156.76
Accounts Receivable:	\$14,271.00
1 special (nc), 1 fall '09 (nc), 1 spring '10 (nc), 2 fall '10 (nc), 63 spring '11, late fees	
Total Assets:	

Liabilities & Equity:

Accounts Payable:	\$16
Equity:	\$21,595.01
Total Liabilities & Equity:	\$38,427.76

2. Statement of Cash Flows:

4/20/11 Beginning Balance:	\$20,904.76
Income:	
Assessments:	\$6,400.00
Late Fees:	\$6.00
Expenses:	
Landscaping – Tallgrass – 50% swale grading:	\$2,250.00
Entertainment – Bonfire food:	\$500.00
5/26/11 Ending Balance:	\$24,156.76

3. Old Business

Outstanding Commitments:

Efrain Duran – Replacement of 20 ash trees:	- \$6,500.00
Tallgrass – 50% of prairie burn:	- \$3,450.00
Tallgrass – 50% of swale grading:	- \$2,250.00
Tallgrass – Delineation and consulting:	- \$600.00
Kovitz, Shifrin, Nesbit – Forcible Entry (collection of unpaid assessments):	- \$311.00
Kovitz, Shifrin, Nesbit – Amendment and Restated Declaration:	- \$2,500.00
Total	- \$15,611.00

4. New Business

New Bills:

Efrain Duran – Walkway mowing:	\$945.00
Efrain Duran – Swale mowing:	\$720.00
Efrain Duran – Common area respiration:	\$720.00
Eric Weidl – Reimbursement for PO Box rental:	\$28.00
RS Kot – Tax preparation (50% lower than previous year):	\$500.00
Kovitz, Shifrin, Nesbit – Monitoring fee:	\$185.00
Kovitz, Shifrin, Nesbit – Process service fee:	\$85.00
Kovitz, Shifrin, Nesbit – Prepare for court appearance:	\$288.75
Kovitz, Shifrin, Nesbit – Court appearance:	\$0.00

Other:

none

After a lengthy discussion the board removed the following items:

Efrain Duran – Replacement of 20 ash trees:	\$6,500.00
Efrain Duran – Common area respiration:	\$720.00

Hold payment until clarification of service:

Tallgrass – Delineation and consulting:

\$600.00

Motion to accept revised Treasurer's Report by Miler, second Polek with unanimous approval by the board.

2011 Budget

A lengthy discussion about the 2011 budget.

The following items were deleted:

Rental expense for board meetings:	\$110.00
Tree Maintenance:	\$2200.00
Postage and delivery:	\$200.00
Fall bonfire:	\$400.00
Total:	\$2950.00

Motion to approve changes to the budget (1st - Kohlfeld, 2nd - Polek with unanimous approval of the Board.)

Motion to accept a deficit budget (1st -Kohlfeld, 2nd - True with unanimous approval of the Board.)

B. Landscaping and Maintenance Committee

Julie Mraz julie.mraz@att.net

Report given by Joe Miller

Old Drum removal Lot 58/59

Drums are actually located behind Lot 31 and 2A1and noted by GPS coordiantes.
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

Work is pending

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

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

Will need Efrain's input for this work and to complete permit.

Subdivision dead tree removal and replacement

Due to budget concerns will removal of dead trees but not replanting at this time. Will need a bid for tree removal. Joe Miller to mark effected trees.

Strategic plan for common areas: drainage and restoration

On hold due to budget.

Lights for subdivision signage

Installed. Nice job Carl!

Weed Control

Declined Tallgrass Bid of \$1375 for recently burned area due to budget concerns.

Architectural Review Committee Joe Miller usmillerj@earthlink.net

No items for review.

Letter to affected homeowner for bridge repair.

B. Governmental Liaison Committee

New fire district up and running as of May 1

C. Community Activities Committee

Position open

- Spring 2011 Bonfire set for April 30, 2011 a great success. Estimated between 90 and 100 homeowner. Tent very helpful; discussed idea of purchasing tent but deemed too expensive (\$3200 to \$4000) for a 20' by 30' tent.

E. Nominating Committee

Carl True carl.a.true@xo.com

No report

F. Website – Carl True

Nothing new

Old Business:

- Lot 55 dues delinquency - no report
- Update homeowners' directory – no report

New Business:

Spring letter will go out later this month – completed

Information item concerning open space issue in Fox Mill subdivision

CCR and Bylaws Revisions

Deferred this month but need a clean line copy and question the \$2500 spent so far: what will the final cost be?

Adjournment:

A motion (1st Polek; True, 2nd - Miller) was made to adjourn the meeting, vote taken with unanimous approval by the board. The meeting adjourned at 9:30 PM.

Submitted by:

Wayne Polek - President