

Splitrail Farm Property Owners Association

June 30, 2011

(Approved August 3, 2011)

Attendees: Joe Cebulski, Joe Miller, Wayne Polek, and Carl True

Absent: Dave Kohlfeld, Julie Mraz, and Eric Weidel

Home Owners Present: None

Other guests: None

Call to Order: by Wayne Polek at 7:24 PM at Old Towne Pub, Wasco

Approval of Meeting Minutes of March 16, 2011 and May 26, 2011:

The March 16, 2011 minutes were not available.

May 26, 2011 minutes were reviewed. Motion to accept the minutes of May 26 by Polek, second by Cebulski 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

June 30, 2011

1. Summary Balance Sheet as of 6/30/11:

Assets:

Checking:	\$24,438.30
Accounts Receivable:	\$4,976.68
1 special (nc), 1 fall '09 (nc), 1 spring '10 (nc), 2 fall '10 (nc), 13 spring '11 (-50), late fees	
Total Assets:	

Liabilities & Equity:

Accounts Payable:	\$1,3
Equity:	\$28,094.98
Total Liabilities & Equity:	\$29,414.98

2. Statement of Cash Flows:

5/26/11 Beginning Balance:	\$24,156.76
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Income:	
Assessments:	\$10,398.00
Late Fees:	\$6.00
Expenses:	
Efrain Duran – Walkway mowing:	\$945.00
Efrain Duran – Swale mowing:	\$720.00
Carl True – Sign lights:	\$190.09
Carl True – Bonfire drinks & permit:	\$413.62
Wayne Polek – Tent rental:	\$382.00
Eric Weidl – Stamps and PO Box rental:	\$160.00
Kovitz, Shifrin, Nesbit – Amendment and Restated Declaration (CCR):	\$2,500.00
Kovitz, Shifrin, Nesbit – Forcible Entry (collection of unpaid assessments):	\$311.00
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
RS Kot – Tax preparation (50% lower than previous year):	\$500.00
Tallgrass – 50% of prairie burn:	\$3,450.00
6/30/11 Ending Balance:	\$24,438.30

3. Old Business

Outstanding Commitments:

Tallgrass – Delineation and consulting:	- \$600.00
Efrain Duran – Common area respiration:	- \$720.00
Total	- \$1,320.00

4. New Business

New Bills:

none

Other:

none

The Board reviewed the June financial statement. No action was taken on approval.

B. Landscaping and Maintenance Committee (Julie Mraz: julie.mraz@att.net)

Report given by Carl True and Joe Miller

Old Drum removal Lot 58/59

Drums are actually located behind Lot 31 and 2A1 and noted by GPS coordinates.

Carl True 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

Joe Miller is currently working with the contractor to schedule the work.

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

Joe Miller submitted the application to the Army Corps of Engineers for approval to clear the creek obstructions and maintence/restoration. Efrain has quoted \$700 to remove the tree trunk.

Wayne Polek will contact owner of Lot 76 concerning the current progress of this project.

Subdivision dead tree removal and replacement

Due to budget concerns will removal of dead trees but not replanting at this time. Joe Miller to mark effected trees. Wayne Polek will obtain bids for tree removal.

Strategic plan for common areas: drainage and restoration

On hold due to budget.

Architectural Review Committee (Joe Miller: usmillerj@earthlink.net)

Joe Miller received notification from Lot 56 concerning removal and replacement of their existing roof.

The board approved the replacement of Lot 62 roof from shingle to asphalt (1st - True, 2nd - Polek with unanimous approval of the board.)

B. Governmental Liaison Committee

No report

C. Community Activities Committee

Position open

No report

D. Nominating Committee

Carl True carl.a.true@xo.com

Five (5) of the current Board members are up for election this year: Kohlfeld, Mraz, Polek, Cebulski and Weidel. Carl to contact current members about interest in re-election.

Board discussed methods to get new members involved. Wayne Polek will ask Eric for list of new homeowners (past 5 years) to interest them in becoming involved at a board level.

E. Website – Eric Weidel

No report

Old Business:

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

New Business:

Lot 61 – continued problem of boat in driveway. Unable to reach by phone. Joe Miller will contact him by e-mail to apprise him of the board's concerns

Work truck by Lot 50 – Wayne Polek will take care of this problem.

Management Company – Long discussion about pros and cons of a management company especially dealing with infractions of by laws collection of assessments.

Motion to have a homeowner's association management firm come to present a proposal to the board by Miller, second by True and unanimously approved by the board.

CCR and Bylaws Revisions

Joe Miller will contact attorney for a clean line copy. Lengthy discussion about putting "more teeth" into the CCR for non-compliance of CCRs, failure to pay assessments, possible cost of living adjustments for assessment and videoconferencing.

Adjournment:

The meeting was adjourned at 8:25PM.

Submitted by:

Wayne Polek – President