

Splitrail Farm Property Owners Association

August 3, 2011

(Approved September 21, 2011)

Attendees: Joe Cebulski, Joe Miller, Julie Mraz, Wayne Polek, and Eric Weidl

Absent: Dave Kohlfeld and Carl True

Home Owners Present: Bill Funk (Lot 25) and Ed Klosowski (Lot 64)

Other guests: None

1. Call to Order: by Wayne Polek at 7:54 PM at Old Towne Pub, Wasco

2. Approval of Meeting Minutes of March 16, 2011 and June 30, 2011:

The March 16, 2011 minutes were not available.

The June 30, 2011 minutes were reviewed. Motion to accept the minutes of June 30th by Miller, second by Weidl and unanimously approval by the board.

Committee Reports

A. Treasurer's Report

Eric Weidl 630.479.4950 eric.weidl@intersites.com

The Board reviewed the August 3, 2011 financial statement. **Motion to accept report by Miller with a second by Polek, with unanimous approval by the board.**

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

Report given by Joe Miller

Old Drum removal Lot 31 and 2A1

Carl True to 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. Tallgrass recently re-surveyed the affected area.

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

The board discuss with Bill Klosowski concerning the seeming slow progress concerning the removal of the obstruction from the creek. There was extensive research of ownership and responsibility of maintenance a site survey needed for the application to the Army Corps of Engineers to clear the creek obstructions. At this time the permit from the Corp is still pending. Bill offered to help by contacting the Corp to speed up the process.

Need to send a letter to Lots 94 to 97 concerning bridge maintenance.

Subdivision dead tree removal and replacement

Joe Miller has marked the affected trees (14) and supplied a site map. Two trees (no. 13 and 14) will be removed by SFPOA). Wayne Polek has a request for tree removal from Kramer pending. Julie Mraz to supply names of other firms to Wayne Polek for competitive bids. Due to recent storms the work maybe delayed until cooler months (no urgency to remove trees at this time).

Strategic plan for common areas: drainage and restoration

On hold due to budget.

Motion to approve the report of the Landscaping and Maintenance Committee was made by Miller, second by Polek with unanimous approval of the board.

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

Joe Miller received notification from Lot 56 concerning removal and replacement of their existing roof. Homeowner to send sample of shingle to Joe for review.

D. Governmental Liaison Committee

Joe Cebulski gave this report.

The new fire and rescue district is up and running without significant complaints.

The report of the Village of Campton Hills strategic plan (meeting of May 2) had been previously been sent to the board.

E. Community Activities Committee

Discussed a date for fall bonfire but this was eliminated from the budget at the May meeting. Will consider a cheaper venue in fall. (Pot luck, no catered food, etc.)

F. 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 Weidl.

Discussed staggering the current slots to one and two year terms in the future so we won't have five seats up for election at one time.

G. Website – Carl True

Report by Eric Weidl

Working on adding e-mail of homeowners.

Bill Funk asked that we keep the website more up to date.

A motion to accept committee reports from the Architectural review Governmental Liaison, Community Activities, Nominating Committee and Website was made by Miller, second by Mraz and unanimously approved by the board.

3. Old Business

Lot 55 dues delinquency - no report

Lot 61 – Thanks to Joe Miller who was instrumental in resolving this problem.

Work truck by Lot 50 – Resolved.

Management Company – Joe Miller to make arrangement for this company to present at the next board meeting.

4. New Business

Ed Klosowski asked about the possibility of park benches in some of the common area for those taking walks around the neighborhood. The board will look into this request.

Bill Klosowski also ask about surveying the property owner about the state of their wells (depth, quality, volume, etc.,) to share with other homeowner. Eric Weidel will construct a survey.

Bill Funk inquired about the debilitated sate of the bonfire area: old fence rails, holes, mulch etc as well as overgrowth on the trails.

Wayne Polek will survey the bonfire area.

Need to talk with Efrain about spreading the mulch in the common areas.

5. CCR and Bylaws Revisions

Reviewed our current work to date. Worked on Article VI (pg 10) to article IX (pg 19) inclusive.

6. Adjournment:

The meeting was adjourned at 9:55PM.

Submitted by:

Wayne Polek
President