

**Minutes of  
Splitrail Farm Property Owners Association  
December 12, 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)

**Other guests:** None

**1. Call to Order:** by Wayne Polek at 7:04 PM at Campton Hills Community Center

**2. Approval of Meeting Minutes of September 21, 2011:**

The September 21 minutes were not available.

**Committee Reports**

**A. Treasurer's Report**

Eric Weidl 630.479.4950 [eric.weidl@intersites.com](mailto:eric.weidl@intersites.com)

**SFPOA TREASURER'S REPORT**

**December 12, 2011**

**1. Summary Balance Sheet as of 12/12/11:**

**Assets:**

Checking:	\$29,497.01
Accounts Receivable:	\$5,791.68
1 special (nc), 1 fall '09 (nc), 1 spring '10 (nc), 2 fall '10 (nc), 2 spring '11 (-1), 15 fall '11, late fees	
Total Assets:	

**Liabilities & Equity:**

Accounts Payable:	\$0.00
Equity:	\$35,288.69
Total Liabilities & Equity:	\$35,288.69

**2. Statement of Cash Flows:**

<b>9/21/11 Beginning Balance:</b>	\$21,586.30
Income:	
Assessments:	\$16,473.00

Late Fees:	\$18.00
Expenses:	
Landscaping – Third 1/3 annual maintenance:	\$4,884.00
Efrain Duran – Common area respiration:	\$720.00
Efrain Duran – Beaver dam removal:	\$700.00
Travelers – Commercial Insurance:	\$2,253.00
Wayne Polek – Postage:	\$3.29
Wayne Polek – Meeting space rental:	\$20.00
<b>12/12/11 Ending Balance:</b>	<b>\$29,497.01</b>

### 3. Old Business

#### Outstanding Commitments:

<b>Total</b>	<b>- \$0.00</b>
--------------	-----------------

### 4. New Business

#### New Bills:

Efrain Duran – Tree removal:	- \$2,975.00
Efrain Duran – Mulch piles:	- \$585.00
Julie Mraz – Secretary of State Annual Report:	- \$13.00
Julie Mraz – Copies:	- \$19.44

#### Other:

RS Kot – Annual Report	- \$600.00
------------------------	------------

Lot 33 is now two assessments behind. Eric Weidl to contact owner.

The Board reviewed the December 12, 2011 financial statement. From this time last year we are down about \$4000. (Partially a cumulative effect of non-payment from Lots 33, 55, and 76. **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@mrazfamily.net)

Report given by Joe Miller

#### Debris removal behind Lot 31 and 2A1

Julie Mraz to obtain a bid from Efrain to clear these along with other debris (fence posts, metal drums etc.,) in the common area. Joe Miller will resend coordinates for items to be removed.

### **Swale Restoration Old Farm Lane**

Tallgrass recently re-surveyed the affected area. Cost of placement of seeding blanket in excess of budget allowed for this project. Will defer this item for approval in next year's budget.

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

Wayne Polek to contact owners of Lots 94 to 97 to enlist their support for the township to take over bridge maintenance.

### **Subdivision dead tree removal and replacement, mulch pile removal**

Twelve of the 14 affected trees have been removed. Joe Miller will take the lead on removal of the two trees (off Old Farm and Denker Ct.) Discussed replanting with smaller (and less expensive trees). Discussed having homeowners donate money for a tree(s).

The mulch pile in the bonfire area was removed and mulch pile behind lot 49 was spread along nearby trail. (Completed)

**Bonfire area condition** – will wait to spring to review.

**Park benches for common areas** – no money in budget at this time although Julie sometimes runs across some inexpensive benches from time to time we might obtain inexpensively.

**Five year contract signed with Keep-it-Greener, Inc.** for common area lawn service.

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

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

Need to review pool fence at either Lot 90 or 91.

Lot 31 advertised house a 4-car garage during recent attempt to sell the property.

### **D. Governmental Liaison Committee**

No report.

#### **E. Community Activities Committee**

Cancelled fall bonfire due to budget concerns.

#### **F. Nominating Committee**

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

Will consider elections for board members in January.

#### **G. Website – Carl True**

No report

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

#### **3. Old Business**

**Lot 55 dues bankruptcy** – Wayne Polek will look in possible eviction.

**Management Company for Property Owners Association** – Board approved entering into a contract with Omni Management Services. Joe Miller will contact company to obtain a contract for the board to review. Joe Cebulski has contracted two other management firms who were not interested in our business.

#### **4. New Business**

**Lot 76 declared bankruptcy.**

**Lot 36 lateral line connection to common drain tile** - Homeowner asked to be reimbursed for the portion of the lateral line on the common area to the main drain tile. After discussion this request was denied since the board allowed an easement to make the connection but is not responsible for the connection. Lot 37 had a similar circumstance and has not asked for similar consideration.

**Lot 30 was sold** and given the proper release.

**New tenant in Lot 38.** Homeowner is responsible for the tenant's maintenance of the CCRs.

#### **5. CCR and Bylaws Revisions**

Completed to Article IX (pg 19) inclusive.

**Amendment to increase garage number from three to four.** Ballots have been counted however board is uncertain if two thirds of the returned ballots vs. two thirds of all the homeowners are required to change the bylaws. Julie Mraz will contact our attorney for a clarification.

#### **6. Adjournment:**

The meeting was adjourned at 9:08PM.

#### **Submitted by:**

Wayne Polek  
President  
wvpolek@comcast.net