

**Minutes of  
Splitrail Farm Property Owners Association  
February 15, 2012  
(Approved April 5, 2012)**

**Attendees:** Joe Cebulski, Dave Kohlfeld, Wayne Polek, and Eric Weidl

**Absent:** Joe Miller, Julie Mraz and Carl True

**Home Owners Present:** Barry Markovic (Lot 22)

**Other guests:** None

**1. Call to Order:** by Wayne Polek at 7:09 PM at Campton Hills Community Center

**2. Approval of Meeting Minutes of September 21, 2011 and December 12, 2012:**

The September 21 minutes were not available.

The December 12, 2012 minutes were approved as written. (1<sup>st</sup> - Polek, 2<sup>nd</sup> Kohlfeld with unanimous approval)

**Committee Reports**

**A. Treasurer's Report**

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

**SFPOA TREASURER'S REPORT**

**February 15, 2012**

**1. Summary Balance Sheet as of 2/15/12:**

**Assets:**

Checking:	\$26,083.57
Accounts Receivable:	\$4,620.78
1 special (nc), 1 fall '09 (nc), 1 spring '10 (nc), 2 fall '10 (nc), 2 spring '11 (nc), 8 fall '11 (-7), late fees	
Total Assets:	

**Liabilities & Equity:**

Accounts Payable:	\$0.00
Equity:	\$30,704.35
Total Liabilities & Equity:	\$30,704.35

**2. Statement of Cash Flows:**

12/12/11 Beginning Balance:	\$29,497.01
Income:	

Assessments:	\$1,198.00
Late Fees:	\$6.00
Expenses:	
USPS – Third 1/3 annual maintenance:	\$30.00
Julie Mraz – Secretary of State Annual Report:	\$13.00
Julie Mraz – Copies:	\$19.44
<b>2/15/12 Ending Balance:</b>	<b>\$30,704.35</b>

### 3. Old Business

<b>Outstanding Commitments:</b>	
<b>Total</b>	<b>- \$0.00</b>

### 4. New Business

#### New Bills:

Tall Grass – Tree removal: (budgeted - \$2,975.00) \$1,000.00

#### Other:

RS Kot – Annual Report - \$600.00

Lot 33 is now up to date in assessments. There are eight fall assessments due (3 ½ months behind), two are expected, and two are in bankruptcy. Receipts are down about \$5K from this time last year; it is estimated \$2.9K is not collectable with about \$1.7K probably recoverable. Eric Weidl to contact those behind in assessment payments.

Discussed about writing off the non-collectable debt (Lot 55; now three years and Lot 76; in foreclosure.)

Eric will present the financial statement with last year's data for comparison.

2012 Budget TBD next month. About 65% goes toward landscaping. Budget would need to include finishing the bylaws. The Board would like a management firm for assistance but in light of a 4-5K shortfall, we might have to increase the yearly assessment. The amounts discussed varied from \$50- \$100/ year.

The Board reviewed the February 12, 2012 financial statement. **Motion to accept report by Polek with a second by Kohlfeld, with unanimous approval by the board.**

**B. Landscaping and Maintenance Committee** (Julie Mraz: Julie@mrazfamily.net)

Report given by Wayne Polek

**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. Will wait for spring to talk with Efrain.

#### **Swale Resotation Old Farm Lane**

Receive last bill from Tallgrass for \$1900 which was witin the allotted budget for completion of the swale work rocks blanket. Project completed.

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

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

#### **Subdivision dead tree removal and replacement.**

Twelve of the 14 affected trees have been removed and area restoration completed by Efrain. Joe Miller will take the lead on removal of the two trees (off Old Farm and Denker Ct.)

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

**Motion to approve the report of the Landscaping and Maintence Committee was made by Polek, second by Kohlfeld 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. (Old item)

Lot 22 submitted completed plans for Tiki bar; Wayne to send plans to Joe Miller.

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

No report.

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

The Board approved scheduling a spring bonfire for last weekend in April (April 28). The Board agreed to make this a consistent date year-to-year (This falls after first communions/ Easter/spring break and prior to college graduations. While the budget is tight, the Board believes a community event for homeowners at least once a year is good for subdivision harmony. Agreed the tent was very helpful last year and desired especially with the unpredictable

spring weather. Agreed to minimize the food budget –potluck, no catered event. Wayne to look into a tent.

#### **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.

Barry Markovic agreed to serve on the board. Need to talk with Carl True about elections.

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 given by Eric Weidl. Currently working on revamping the website

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

**Lot 55 dues bankruptcy** – Wayne Polek will look in possible eviction. (In progress)

**Management Company for Property Owners Association** – see treasurer's notes

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

Possible new lot between Lots 14 and 25 – was deemed not practical since is most likely in a flood plain.

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

Deferred to next month

**Amendment to increase garage number from three to four.**

Received clarification from the attorney that 2/3 means all property owners not just ballots received. The board discussed the results and agreed the motion failed by two votes.

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

The meeting was adjourned at 8:27PM.

**Submitted by:**

Wayne Polek  
President  
wvpolek@comcast.net