

**Minutes of  
Splitrail Farm Property Owners Association  
April 5, 2012  
(Approved May 23,2012)**

**Attendees:** Joe Cebulski, Dave Kohlfeld, Joe Miller, Julie Mraz Wayne Polek, and Carl True

**Absent:** Eric Weidl

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

**Other guests:** None

**1. Call to Order:** by Wayne Polek at 7:13PM at Old Towne Pub in Wasco, IL

**2. Approval of Meeting Minutes of September 21, 2011 and February 15, 2012:**

The September 21 minutes were not available.

The February 15, 2012 minutes were approved as written. (1<sup>st</sup>- Kohlfeld, 2<sup>nd</sup> Miller with approval Joe Cebulski, Dave Kohlfeld, Julie Mraz, Wayne Polek; Joe Miller - abstention)

**Committee Reports**

**A. Treasurer's Report**

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

Financial for April 5 were unavailable.

**Motion for Eric Weidl to submit the 2012 budget including cost of management company (1<sup>st</sup>- Miller 2<sup>nd</sup>- Cebulski with unanimous approval of the board.**

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

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

Julie Mraz contacted Efrain in the common area.

**Swale Resotation Old Farm Lane**

There is still water flow obstruction by between Lots 56 and 60 and Lot 62. Julie will contact Efrain about a bid to clear this area.

### **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. – In process

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

Joe Miller will remove two remaining trees (off Old Farm and Denker Ct.)

**Bonfire area condition** – will wait to spring to review. Will need to repair by Spring bonfire.

Broken fence (Lot 48) Carl True will contact automobile owner about repairs to damaged fence caused during week of March 26

Beaver Dam – approved expenditure of \$350 to remove beaver dam about 75 yds south west of Crosscreek bridge.

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

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

Lot 22 plans for Tiki bar. Discussed with homeowner that structure is out of compliance since it is a freestanding structure. Discussed possible remedies.

Lot 31 – Garage. Since vote to change CCR to allow for 4-car garage failed need to contact homeowners that their addition is not in compliance with the original plans. (Polek)

**Motion to approve the report of the Architectural Review Committee Report was made by Kohlfeld, second by Polek with unanimous approval of the board.**

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

No report.

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

Spring bonfire scheduled for the evening of Saturday, April 28. Agreed to minimize the food budget –potluck, no catered event. Wayne to order a tent. Budget estimate \$650 to \$700.

### **F. Nominating Committee**

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

No Report

**G. Website – Carl True**

No report

**3. Old Business**

**Lot 55 dues bankruptcy – no change**

**Management Company for Property Owners Association. The Board voted to enter in agreement with Omni Management for assistance in managing the property owners association. (1<sup>st</sup> – Miller, 2<sup>nd</sup> –Cebulski with unanimous approval of the board.)**

**4. New Business**

**Resignation of Joe Miller – Joe tendered his resignation as a board member at the end of the meeting but prior to adjournment. The board thanked him for his years of service and hard work in his duties.**

**Appointment of Barry Markovic to fill open board seat – Barry Markovic agreed to replace Joe Miller on the board and was approved by the board to fill his term. (1st-Polek, 2<sup>nd</sup>-True with unanimous approval of the board.**

**5. CCR and Bylaws Revisions**

Deferred

**6. Adjournment:**

The meeting was adjourned at 8:54M.

**Submitted by:**

Wayne Polek  
President  
[wvpolek@comcast.net](mailto:wvpolek@comcast.net)