

**Minutes of
Splitrail Farm Property Owners Association
May 23, 2012
(Approved July 11, 2012)**

Attendees: Joe Cebulski, Dave Kohlfeld, Barry Markovic, Julie Mraz Wayne Polek, Carl True and Eric Weidl

Absent: None

Home Owners Present: Lot 48 (Greg Van Zandt) and Lot 71 (Van Der Snick)

Other guests: None

1. Call to Order: by Wayne Polek at 7:39PM at Campton Hills Community Center

2. Approval of Meeting Minutes of September 21, 2011 and April 5, 2012:

The September 21 minutes were not available.

The April 5, 2012 minutes were approved as written. (1st - Kohlfeld, 2nd True with unanimous approval of the Board)

Committee Reports

A. Treasurer's Report

Eric Weidl 630.479.4950 eric.weidl@intersites.com

SFPOA TREASURER'S REPORT

May 23, 2012

1. Summary Balance Sheet:

Assets:	Current	Prev Report	Prev Year
Checking:	\$22,256.69	\$26,083.57	\$24,156.76
Accounts Receivable:	\$18,735.68	\$4,620.78	\$14,271.00
1 special (nc), 1 fall '09 (nc), 1 spring '10 (nc), 2 fall '10 (nc), 2 spring '11 (nc), 3 fall '11 (-7), late fees			
Total Assets:			\$40,992.76
Liabilities & Equity:			
Accounts Payable:		\$0.00	\$0.00 \$16,832.76
Equity:	\$40,992.37	\$30,704.35	\$21,595.01
Total Liabilities & Equity:	\$40,992.37	\$30,704.35	\$38,427.76

2. Statement of Cash Flows:

2/15/12 Beginning Balance:	\$26,083.57	\$29,497.01	\$20,904.76
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Income:			
Assessments:	\$5,125.00	\$1,198.00	\$6,400.00
Late Fees:	\$68.00	\$6.00	\$6.00
Expenses:			
Efrain – First 1/3 annual maintenance:	\$5,962.33		
Efrain – Remove beaver dam:	\$300.00		
Tallgrass – Invasive tree and shrub removal:	\$1,890.00		
Entertainment – Bonfire tent:	\$340.00		
Eric Weidl – File storage box and folders:	\$27.55		
RS Kot – Annual Report:	\$500.00		
Campton – Meeting space rental:	\$50.00		
Campton – Meeting space rental (voided check):	-\$50.00		
USPS – Annual mailbox:		\$30.00	
Julie Mraz – Secretary of State Annual Report:		\$13.00	
Julie Mraz – Copies:		\$19.44	
Landscaping – Tallgrass – 50% swale grading:			\$2,250.00
Entertainment – Bonfire food:			\$500.00
5/23/12 Ending Balance:	\$22,256.69	\$30,704.35	\$24,156.76

3. Old Business

Outstanding Commitments:

Efrain – Second 1/3 annual maintenance:	\$5,962.33
Efrain – Third 1/3 annual maintenance:	\$5,962.33

Total - **\$11,924.66**

4. New Business

New Bills:

Other:

Motion to approve May 23, 2012 financial statement (1st-True 2nd- Cebulski with unanimous approval of the board.

2012 Budget

See attached – currently deficit spending of \$3600 (includes new cost of Property management company (\$5400/yr)

Motion for to approve 2012 budget (1st-Polek 2nd- Kohlfeld with unanimous approval of the board.

Association fee increased (discussion and action deferred to wait recommendation of Property management company)

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

Debris removal behind Lot 31 and 2A1

Bid deferred until die off of vegetation in area. (Fall)

Swale Restoration Old Farm Lane

Meeting planned on May 30 with Doug DeWitt from Tallgrass to discuss further action.

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

Subdivision dead tree removal and replacement.

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

Bonfire area condition – repaired

Common area cutting by Lot 13,14 and 25; NE of lot 53 - No money in the budget at this time.

State permit for burn in common area - Dave Kohlfled to renew.

Motion to approve the report of the Landscaping and Maintenance Committee Report was made by True second by Markovich with unanimous approval of the board.

C. Architectural Review Committee (Barry Markovic)

Lot 22 - plans for Tiki bar. Homeowner will move to attach to deck

Lot 31 - Garage. Send letter to ask for deferral or compliance and completion of submitted plans. (Polek)

Lot 40 - send letter to homeowners for compliance in yard cutting (Polek)

Lot 52 - lawn being maintained (no action needed)

Lot 53 -approved change of roof color

Lot 70 - approved repairs and painting (no color change)

Lot 71 - approved painting (new color for back of house, front door color unchanged)

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

D. Governmental Liaison Committee

No report.

E. Community Activities Committee

Spring bonfire of Saturday, April 28. Great success, met budget estimate of \$650 to \$700. More food variety next time.

F. Nominating Committee

Carl True carl.a.true@xo.com

No Report

G. Website – Carl True

No report

3. Old Business

Lot 55 dues bankruptcy – no change

Lot 76 dues bankruptcy – no change

Management Company for Property Owners Association. Need to review and sign final contract.

4. New Business

Trash yard waste in common area (add to summer letter)

Summer letter – pending

Lot 63 for sale

Lot 1 - camper parking (resolved)

5. CCR and Bylaws Revisions

Deferred

6. Adjournment:

The meeting was adjourned at 9:35PM.

Submitted by:

Wayne Polek

President

wvpolek@comcast.net