

# Minutes of Splitrail Farm Property Owners Association July 11, 2012

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

**Absent:** Barry Markovic and Carl True

**Home Owners Present:** Lot 48 (Greg Van Zandt)

**Other guests:** None

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

**2. Approval of Meeting Minutes of September 21, 2011 and May 23, 2012:**

The September 21 minutes were not available.

The May 23, 2012 minutes were approved as written. (1<sup>st</sup> - Weidl, 2<sup>nd</sup> Cebulski) with unanimous approval of the Board.

## Committee Reports

### **A. Treasurer's Report**

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

## **SFPOA TREASURER'S REPORT**

**July 11, 2012**

### **1. Summary Balance Sheet:**

Assets:	Current	Prev Report	Prev Year
Checking:	\$29,391.90	\$22,256.69	\$24,438.30
Accounts Receivable:	\$5,346.68	\$18,735.68	\$4,976.68
1 special (nc), 1 fall '09 (nc), 1 spring '10 (nc),			
2 fall '10 (nc), 2 spring '11 (nc), 2 fall '11 (-6) , 9 spring '12 (-85), late fees			
Total Assets:			\$34,738.5
<b>Liabilities &amp; Equity:</b>			
Accounts Payable:		\$0.00	\$0.00 \$1,320.00
Equity:	\$34,738.58	\$40,992.37	\$28,094.98
Total Liabilities & Equity:	\$34,738.58	\$40,992.37	\$29,414.98

### **2. Statement of Cash Flows:**

<b>5/23/12 Beginning Balance:</b>	\$22,256.69	\$26,083.57	\$24,156.76
Income:			
Assessments:	\$13,389.00	\$5,125.00	\$10,398.00
Late Fees:	\$42.00	\$68.00	\$6.00

Expenses:

Efrain – Second 1/3 annual maintenance:	\$5,962.33		
Dave Kohlfeld – Bonfire supplies:	\$308.46		
Greg Van Zandt – Tractor fuel:	\$25.00		
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	
Efrain Duran – Walkway mowing:			\$945.00
Efrain Duran – Swale mowing:			\$720.00
Carl True – Sign lights:			\$190.09
Carl True – Bonfire drinks & permit:			\$413.62
Wayne Polek – Tent rental:			\$382.00
Eric Weidl – Stamps and PO Box rental:			\$160.00
Kovitz, Shifrin, Nesbit – Amendment and Restated Declaration (CCR):			\$2,500.00
Kovitz, Shifrin, Nesbit – Forcible Entry (collection of unpaid assessments):			\$311.00
Kovitz, Shifrin, Nesbit – Monitoring fee:			\$185.00
Kovitz, Shifrin, Nesbit – Process service fee:			\$85.00
Kovitz, Shifrin, Nesbit – Prepare for court appearance:			\$288.75
RS Kot – Tax preparation (50% lower than previous year):			\$500.00
Tallgrass – 50% of prairie burn:			\$3,450.00
<b>7/11/12 Ending Balance:</b>	<b>\$29,391.90</b>	<b>\$22,256.69</b>	<b>\$24,438.30</b>

**3. Old Business**

**Outstanding Commitments:**

Efrain – Third 1/3 annual maintenance:	\$5,962.33
<b>Total</b>	<b>- \$5,962.33</b>

**4. New Business**

**New Bills:** none

**Other:** Lot 40, Parker Letter, Turnover to Omni Management

There are 9 outstanding spring assessments, three which are uncollectable: Lots 40, 55 and 76. Lot 61 behind in two assessments: last fall and spring.

Budget currently and about \$5K ahead from this time last year.

**Motion to accept the Treasurers' Report made by Polek (1<sup>st</sup>), Mraz (2<sup>nd</sup>) with unanimous approval of the Board.**

## **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 fall. (no change)

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

Wayne gave a verbal report with his meeting with Doug DeWitt from Tallgrass on July 10 concerning the extension of the swale work started last year. Doug felt that continuing the project with the purpose of draining the water from the area would not be productive. The area is virtually flat impeding draining of any surface water. The swale would not drain the subsurface water, which would require an extensive engineering drainage solution and probably wouldn't be accepted since the area is considered a wetland. He will give a proposal to restore the area, which he defined as a degraded wetland. Wayne will obtain a written report from Doug concerning this issue.

**Ferson Creek and Crosscreek bridge: flooding, ownership, and maintenance** – no report

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

Will talk with Joe Miller for removal of two remaining trees (off Old Farm and Denker Ct.) Delayed due to hot weather.

**Bonfire area condition** – repaired

**Common area cutting by Lot 13,14 and 25; NE of lot 53** – Board approved expenditures to cut these areas in fall (estimate \$400)

**State permit for burn in common area** - Dave Kohl filed to renew. (pending)

**New Trees in common areas** (to replace those removed last year due to disease)

Talk with Efran about new trees but may have to be delayed due to drought and hot conditions.

**Motion to approve the report of the Landscaping and Maintenance Committee Report was made by Weidl second by Cebulski 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. Letter sent by certified with receipt which was accepted by the homeowner  
No response to date. Wayne to follow up.

Lot 40 - send letter (dated May 28) to homeowners for compliance in yard cutting. Received  
a written response (undated) but postmarked June 6 and unsigned noting that the Owners  
have move and the "Home now belongs to Chase bank". Wayne and Greg Van Zandt have  
be periodically have been cutting the yard.

Lot 71 Violation – (above ground pool)

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

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

No report.

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

Fall bonfire set Saturday, October 27 Budget of \$700.00

#### **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 Sherriff's dale set for October 18,2012**

**Lot 76 bankruptcy – no change**

#### **Management Company for Property Owners Association.**

Wayne signed the contract; agreement started on July 1. Will inform the homeowners of the  
contract and reason for the agreement in the summer letter. Wayne will call to set up a  
meeting with the Omni staff and the property owners. Currently working on the transitioning  
information needed by Omni.

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

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

Summer letter – out by the end of the month

Lot 70 – “For Rent” sign on common property – Julie to call agent for its removal

Old Farm Swale area donation. Wayne spoke with the township concerning the donation of the thirty (30) or so acres in the Old Farm area. This may make sense now since the township acquisition of the Grey Willows Farm property – our area adjoins this area. It might make sense to donate the property and save us the headache of maintenance of the property (periodic burns and have someone else manage the dumping violations). This was offered as information only.

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

Deferred

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

The meeting was adjourned at 8:49PM.

#### **Submitted by:**

Wayne Polek  
President

[wvpolek@comcast.net](mailto:wvpolek@comcast.net)