

Minutes of Splitrail Farm Property Owners Association September 27, 2012

Attendees: Dave Kohlfeld, Wayne Polek, and Eric Weidl

Absent: Joe Cebulski, Barry Markovic, Julie Mraz and Carl True

Home Owners Present: Bill Barr (Lot 15), Bill Funk (Lot 25) and Greg Van Zandt (Lot 48)

Other guests: John Kuspar (Supervsior, Campton Township) and Tim Tobin (Omni Management)

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

2. Approval of Meeting Minutes of July 11, 2012:

The July 11, 2012 minutes were approved as written. (1st- Weidl, 2nd Kohlfeld) with unanimous approval of the Board.

3. Committee Reports

A. Treasurer's Report

Eric Weidl 630.479.4950 eric.weidl@intersites.com

SFPOA TREASURER'S REPORT

September 27, 2012

1. Summary Balance Sheet:

Assets:	Current	Prev Report	Prev Year
Checking:	\$30,694.57	\$29,391.90	\$21,586.30
Accounts Receivable:	\$3,971.68	\$5,346.68	\$2,996.68
1 special (nc), 1 fall '09 (nc), 1 spring '10 (nc), 2 fall '10 (nc), 2 spring '11 (nc), 2 fall '11 (-6) , 3 spring '12 (-6), late fees			
Total Assets:			\$34,666.68
Liabilities & Equity:			
Accounts Payable:		\$0.00	\$0.00 \$1,320.00
Equity:	\$34,666.25	\$34,738.58	\$23,262.98
Total Liabilities & Equity:	\$34,666.25	\$34,738.58	\$24,582.98

2. Statement of Cash Flows:

7/11/12 Beginning Balance:	\$29,391.90	\$22,256.69	\$25,654.30
Income:			
Assessments:	\$1,400.00	\$13,389.00	\$800.00
Late Fees:	\$14.00	\$42.00	\$16.00
Overpayments (Owner Credit):	\$19.00	\$0	\$0

Expenses:

Wayne Polek – Straw for bonfire:	\$19.26
Intersites – Website hosting, 1.5 years:	\$83.82
Wayne Polek – Certified mail:	\$7.25
Wayne Polek – Township Hall rental reimbursement:	\$20.00

Efrain – Second 1/3 annual maintenance:	\$5,962.33
Dave Kohlfeld – Bonfire supplies:	\$308.46
Greg Van Zandt – Tractor fuel:	\$25.00

Efrain Duran – Second 1/3 annual maintenance:			\$4,884.00
9/27/12 Ending Balance:	\$30,694.57	\$29,391.90	\$21,586.30

3. Old Business

Outstanding Commitments:

Efrain – Third 1/3 annual maintenance:	\$5,962.33
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Total	- \$5,962.33
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4. New Business

New Bills:

Efrain – Third 1/3 annual maintenance:	\$5,962.33
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Good news: Except for the three lots in the foreclosure process, all assessments are paid in full.

2012 Budget Report

The board also reviewed the current and projected 2012 budget. **The actual budget is almost \$6K ahead from the projected budget.**

Motion to accept the Treasurers' report, including the budget reports for 2012 made by Polek (1st), Weidl (2nd) with unanimous approval of the Board.

B. Landscaping and Maintenance Committee

Debris removal behind Lot 31 and 2A1

Dave Kohlfeld to contact Efrain for a bid deferred to do this work.

Swale Restoration Old Farm Lane

Doug Dewitt's written report of July 2012 concerning further work on the restoration of the Old Farm Swale area was reviewed. In summary, Doug felt that continuing the project with the purpose of draining the water from the area would not be productive. The swale would not drain the subsurface water, which would require an extensive

engineering drainage solution and probably wouldn't be approved by the various governmental agencies since the area is considered a wetland.

The Tallgrass proposal to restore a roughly one-acre area of wetland was discussed. The bid for the work was \$14,415.00 with yearly visits until 2015 included. Since there is now a consideration to convey this area to the township forest preserve, the board elected not to conduct this work.

Motion to accept the 7/20/12 Tallgrass Wetland Restoration and 8/8/12 Bioswale Design Services was rejected. (Motion to reject 1st – Polek, 2nd – Weidl with unanimous approval of the board.

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

Subdivision dead tree removal and replacement.

Wayne will contact Joe Miller concerning the removal of two remaining trees (off Old Farm and Denker Ct.)

Dave Kohlfeld to contact Efrain concerning replanting trees (most likely next spring due to current drought.)

Common area cutting by Lot 13,14 and 25; NE of lot 53

Dave Kohlfeld to contact Efrain concern mowing of this area.

Beaver dams

Wayne discussed Lot 95 concerns about the recurrent beaver dams – damage to the Crosscreek Bridge and potential loss of trees on the homeowners property. The Board believes the beaver infestation will be a recurrent problem (similar to deer.) Jack Shouba from Dear Run suggested placing a 12" by 20' drainage pipe under the dams that will continually drain the water so eventually the beaver would abandon the construction. The board agreed to try this approach with the dam(s) near lot 95. Dave Kohlfeld to discuss project with Efrain.

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

C. Architectural Review Committee (Barry Markovic)

Lot 31 - Garage. Received an email from owner of Lot requesting an extension of variance of their garage doors. The board approved an extension of the variance for one year with an

expiration of September 27, 2013. **(Motion to approve the variance for one year made by Polek, second by Kohlfeld with unanimous approval of the board.**

Lot 33 – discussed state of lack of maintenance in spite of phone call by Greg VanZandt and letter by Polek to homeowner. The plan is contact homeowner and have them either cut the yard within ten day of notice or the POA will hire someone to do this task and bill to the homeowners.

Lot 52 - Omni draft letter concerning poor and chronic lack of maintenance of the yards

Lot 63 - reviewed email from owners concerning revision of their septic system (information only)

Lot 70 - “For Rent” sign on common property - resolved

Lot 71 - Violation for above ground pool - resolved

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

D. Governmental Liaison Committee

Long-term residential drug addiction center at former Glenwood School (off Silver Glen Road west of Corron Rd.)

The board discussed this issue and felt it should not take a position for or against this project.

E. Community Activities Committee

Fall bonfire set Saturday, October 27

Budget of \$700.00

Wayne to obtain tent, Dave the food and beverage. Need to obtain ceremonial fire permit

F. Nominating Committee Carl True carl.a.true@xo.com

According to the bylaws the nominating committee is composed of three members who are not officers. Board directed True, Kohlfeld and Cebulski to serve as the Nominating Committee. Ballots to be mailed by November 1 with annual meeting set for the week of December 3rd.

Need to solicit homeowner to serve on the Board.

G. Website – Carl True

No report

4. Old Business

Foreclosures

Lot 40 – short sale apparently fell through.

Lot 55 – the board retained Kovitz, Schifrin & Nesbit to collect past association fees. Judgment is about \$2100.00

Lot 76 bankruptcy – Received notice of Chapter 11 – will contact Kovitz, Shifrin & Nesbit about obtaining association dues from December 2011 forward.

Omni Management Company

Tim Tobin of Omni Management was present to answer board and homeowner questions. Omni will take over POA association dues billing, bill payment, etc., at the end of our fiscal year (starting November 1)

Summer newsletter – sent out early August

Old Farm Swale area donation to Campton Hills Township Forest Preserve.

John Kuspar (Supervisor, Campton Township) spoke to the Board and property owners about donation of about 30 acres of our common property off Old Farm Lane to the township forest preserve district. This land abuts the recent acquisition of the Grey Willow Farm by the township a couple of years ago.

Conveyance of this property can rid us the headache of maintenance such as the periodic need to burn the area (about \$6K in April 2011) and restoration costs, which may be considerable. (See earlier Landscaping Report in these minutes.)

There was discussion to assemble a subcommittee that would study the feasibility and methods of donation of the common area. The sub-committee is comprised Dave Kohlfeld, Wayne Polek and Greg VanZandt.

Motion to approve the formation of Sub-Committee comprised Dave Kohlfeld, Wayne Polek and Greg VanZandt to study and make recommendations to the Board for the possible conveyance of the Old Farm Road common area to the Campton Hills Township Forest Preserve was made by Polek, second by Kohlfeld with unanimous approval of the board.

5. CCR and Bylaws Revisions

Deferred

6. New Business

Home sales/withdrawals

Lot 9 and 93 off the market

Resignation of Julie Mraz and election of Larry Mraz to fill the vacant directorship position

The board unanimously approved resignation of Julie Mraz election of Larry Mraz to fill this directorship position. The Board would like to thank Julie for her service and dedication to the Association.

Holiday Decorations for subdivision entrances.

Allotted \$250.00 to Boy Scout Troop 10 of St. Charles for Christmas decorations for the subdivision entrances.

Ballot to permit four-car garages through out the entire subdivision.

Last fall, the Board sent a ballot to each property owner to change the CCR to allow four-car garages through out the entire subdivision. Currently four-car are permitted **only** in the Crosscreek area. The Board felt this amendment to the CCR failed due to the lack of requisite affirmative votes.

Since the publication of the voting in the summer letter in early August, the Board has received several calls from homeowners who did not receive a ballot. This was in the Denker Court and Denker Road.

Since there is reasonable evidence that the ballots may not have been delivered to all the homeowners, the Board unanimously feels that last November's ballot should be invalidated and a repeat vote to consider this amendment should occur.

7. Adjournment:

The meeting was adjourned at 9:20PM.

Submitted by:

Wayne Polek

President

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