

Minutes of Splitrail Farm Property Owners Association December 12, 2012

Attendees: Joe Cebulski, Larry Mraz, Wayne Polek, and Eric Weidl

Absent: Dave Kohlfeld, and Carl True

Home Owners Present: Bob Lanning (Lot 24), Bill Funk (Lot 25), Jim Vielbig (Lot 47), Greg Van Zandt (Lot 48) and Steve Michalowski (Lot 53).

Other guests: Kim Deavers and Amie Rush from Omni Management

1. Call to Order: by Wayne Polek at 7:08PM at the Campton Hills Community Center

2. Approval of Meeting Minutes of September 27, 2012:

The September 27, 2012 minutes were approved as written. (1st- Weidl, 2nd Cebulski) 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

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December 12, 2012

1. Summary Balance Sheet:

Assets:	Current	Prev Report	Prev Year
Checking:	\$22,834.81	\$30,694.57	\$29,497.01
Accounts Receivable:	\$3,991.68	\$3,971.68	\$5,791.68
1 special (nc), 1 fall '09 (nc), 1 spring '10 (nc),			
2 fall '10 (nc), 2 spring '11 (nc), 2 fall '11 (nc) , 3 spring '12 (nc), late fees			
Total Assets:			\$26,826.30
Liabilities & Equity:			
Accounts Payable:		\$3,049.00	\$0.00 \$0.00
Equity:	\$23,777.49	\$34,666.25	\$35,288.69
Total Liabilities & Equity:	\$26,826.49	\$34,666.25	\$35,288.69

2. Statement of Cash Flows:

9/27/12 Beginning Balance:	\$30,694.57	\$29,391.90	\$21,586.30
Income:			

Assessments:	\$0.00	\$1,400.00	\$16,473.00
Late Fees:	\$0.00	\$14.00	\$18.00
Overpayments (Owner Credit):	\$0.00	\$19.00	\$0
Expenses:			
Omni – Funds Transfer:	\$1,000.00		
Community Activities:	\$815.68		
Efrain – Third 1/3 annual maintenance:	\$5,962.33		
Wayne Polek – Certified mail:	\$14.75		
Wayne Polek – Township Hall rental reimbursement:	\$67.00		
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	
Landscaping – Third 1/3 annual maintenance:			\$4,884.00
Efrain Duran – Common area respiration:			\$720.00
Efrain Duran – Beaver dam removal:			\$700.00
Travelers – Commercial Insurance:			\$2,253.00
Wayne Polek – Postage:			\$3.29
Wayne Polek – Meeting space rental:			\$20.00
12/12/12 Ending Balance:	\$23,834.81	\$29,391.90	\$29,497.01

3. Old Business

Outstanding Commitments:

none \$0.00

4. New Business

New Bills:

KSN – Lot 55 matter:	\$147.00
KSN – Lot 55 matter:	\$30.00
RS Kot – Annual filing:	\$500.00
CISA – Travelers Commercial Insurance:	\$2,372.00
Total	- \$3,049.00

Other: Funds transfer to Omni Management, Annual report, CISA renewal

Motion to accept the Treasurers' report, Mraz (1st), Polek (2nd) with unanimous approval of the Board.

B. Landscaping and Maintenance Committee

1) Debris removal behind Lot 31 and 2A1

Bid pending.

2) Subivision dead tree removal and new plantings

Approved moving forward with planting; types and locations TBD

3) Beaver dams

Need to discuss drainpipe plan with Efrain.

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

Completed.

5) Broken Fence by Lot 24

Efrain to repair

6) Holiday decorations for entrances

Completed

7) Spring projects

Spraying of common area crabapple trees

Water drainage by lots 20 and 9 and upstream along the creek

Pine tree spraying in common areas due to beetle infestation

C. Architectural Review Committee (Barry Markovic)

Lot 31 - Sent homeowner letter confirming on year extension of garage variance.

Lot 33 - Will discuss with Efrain about bid to cut yard.

Lot 52 - Omni to draft letter concerning chronic lack of maintenance of the yard

Lot 61 - \$100 fine assessed for boat violation

Lot 94 - Need to investigate if lot is poor condition.

D. Governmental Liaison Committee

No report but Greg VanZandt gave a general overview of items of interest in the Township especially concerning Grey Willow Farms.

E. Community Activities Committee

Spring bonfire set for Saturday, April 27, 2013.
Might need to revise the budget up to \$800.00

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

Election Results

50 sealed ballots were received as of December 12, 2012 for nine (9) Board of Directors positions. The bylaws allow for nine (9) Directors; there were nine nominees. All Director terms are for two years duration beginning January 1, 2013 through December 31, 2014.

Vote totals are as follows:

Joe Cebulski	43
Dave Kohlfeld	44
Steve Michalowski	43
Larry Mraz	47
Wayne Polek	44
Carl True	43
Greg VanZandt	46
Jim Vielbig	42
Eric Weidl	45

Committee assignments (so far):

Landscaping - VanZandt
Treasurer - Weidl
Community Activities - Polek
Governmental Liaison – VanZandt

G. Website - Carl True

No report

4. Old Business

Foreclosures

Lot 40 - off the market; Omni will find out who owns the property.

Lot 55 - sold at sheriff sale in October; will contact new owners.

Lot 76 - Omni to follow up concerning payment of association fees in light of settlement of foreclosure proceedings.

5. CCR and Bylaws Revisions

Larry Mraz, Wayne Polek and Jim Vielbig volunteered as subcommittee to continue this work.

6. New Business

Filing of Annual Report – Omni to complete

Winter letter - Polek

Ballot of 4-car amendment planned in January.

Adjournment:

The meeting was adjourned.

Submitted by:

Wayne Polek

President

wvpolek@comcast.net