

**Minutes of  
Splitrail Farm Property Owners Association  
April 24, 2013**

**Attendees:** Dave Kohlfeld, Steve Michalowski, Larry Mraz, Wayne Polek, Carl True, Jim Vielbig, Eric Weidl,

**Absent:** Joe Cebulski, Greg VanZandt,

**Home Owners Present:** Bob Lanning (sp)

**Other guests:** Omni (Kim) on via conference call

**1. Call to Order:** by Carl True at 7:05PM at the Campton Hills Community Center

**2. Approval of Meeting Minutes of February 27, 2013:**

The February 27, 2013 minutes were approved, as written, unanimously by the Board.

**3. Committee Reports**

**A. Omni Report**

- I. March Financials were distributed on April 23<sup>rd</sup>.
- II. Invoices are still coming to a variety of board members and direct to Omni as well. Kim to reach out to Efrain from Keep-It-Greener about mailing his invoices to Omni direct in order to expedite his payments.
- III. New Bills: Kim to follow up on Efrain's invoice for oil drum cleanup.
- IV. Sign painting scheduled 4/25, subsequently completed. Several positive comments from homeowners.
- V. New subdivision entry signs – subsequently approved: Status?
- VI. Meeting announcement signs – In process, current status?

**B. Landscaping and Maintenance Committee**

**1) Oil drum/Trash removal in common areas–Completed**

**2) Subdivision dead tree removal and new plantings- Tabled until Spring**

**3) Beaver dams-** Efrain to prepare a proposal for “pipe” solution.

**4) Drainage issues** – Dave and Greg to discuss issues with both engineering groups. Carl would like to discuss with Greg & Campton Township Road Commission. Goal is to bring two proposals to next board meeting.

**5) Broken Fence by Lot 24-** Efrain to repair – Further discussion about many failures in fence. Efrain is investigating warranty with Greg, Julie Mraz & supplier.

**6) Spring projects:**

- I. Spraying of common area crabapple trees??
- II. Pine tree spraying in common areas due to beetle infestation??

**C. Architectural Review Committee (All board members are now voting on issues)**

- I. \*NEW - Lot 95 major outside pool, patio, landscaping work. Board requested renderings, plans, etc. Homeowner confirmed no outbuildings.
- II. \*NEW - Vielbig (47) minor landscaping – Approved & completed
- III. \*NEW - True (32) House painting – Approved
- IV. Lot 30 roofing – approved
- V. Lot 31 4-car garage issue. Sent homeowner letter confirming one year extension of garage variance. (Tabled until after the garage vote.) \*If the four car amendment fails we need to consider a legal reserve for compliance.

- VI. Lot 33 Lot condition – 2<sup>nd</sup> notice - [Need Update from Omni](#)
- VII. Lot 66 Junked car – Letter sent?
- VIII. Lot 67 – Frequent work trailer in driveway – Letter sent?
- IX. Lot 40 - Lot condition letter sent to property manager by Omni (12/19/12) [Need Update from Omni](#)
- X. Lot 52 - Lot condition letter sent to property owner by Omni. [Need Update from Omni](#)
- XI. Lot 94 - Need to investigate if lot is in poor condition. [Need Update from Omni](#)

#### **D. Governmental Liaison Committee- VanZandt**

- Conveyance of Common Area to Grey Willows: This item is closed with no action to be taken.

#### **E. Community Activities Committee-Polek**

Spring bonfire held Saturday, April 27, 2013.

Spring / Fall Brush Pickup. Campton Hills email came too late, add it to out email list?

#### **F. Nominating Committee – No Items to discuss**

##### **G. Committee assignments (so far):**

- a) Landscaping – VanZandt
- b) VP / Secretary – Polek
- c) Treasurer – Weidl
- d) Community Activities – Polek
- e) Nominating Committee - Michalowski
- f) Governmental Liaison – VanZandt
- g) Architectural Review: Discussion around making this a Board-wide committee, with approval needing a majority. Vote via email is acceptable, using Google Groups that Eric is setting up.
- Subcommittee: Bylaw amendments: Larry has Redline of CCR's from John Bickley to be sent out to board for review. Need to post signs posted for a vote before we can move forward. (Mraz, Polek, Vielbig)

#### **H. Website -**

There was discussion with Kim around Omni's ability to take over this role. It is a standard activity for them with other associations. [No update from Omni on this item.](#) Eric is moving forward with Google Apps to enable simpler communication among the board. Question remains about what to do with all the old documents and data from past years.

#### **4. Old Board Business**

##### **a) Foreclosures and move outs**

- I. Lot 40 -
- II. Lot 55 – New owners, reroofing completed. [Have they paid dues Omni? Home Sold?](#)
- III. Lot 76 – Foreclosure completed Dec. 2011. [Are they paying association dues now Omni?](#)

**Board approved waiving late fees for Thatcher, Lenhart and Barrons**

#### **5. New Board Business**

- a) Homeowner Ed brought up a minor concern about residents allowing trash & recycling bins to remain in view, non-complaint with CCR. [Letter needs to be sent by Omni to lot in question?](#)
- b) Homeowner Bob Lanning looking for guidance on using vinyl siding. CCR's do not restrict vinyl siding, but Bob needs to provide detail to architectural committee for review before proceeding.

#### **Adjournment:**

The meeting was unanimously adjourned by the board at 9:25 pm.

#### **Submitted by:**

Jim Vielbig

Director

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