

**Minutes of
Splitrail Farm Property Owners Association
May 22, 2013**

Attendees: Joe Cebulski, Steve Michalowski, Larry Mraz, Wayne Polek, Greg VanZandt, Jim Vielbig, Eric Weidl

Absent: Dave Kohlfeld, Carl True

Home Owners Present: David Crowe – Lot 95

1. Call to Order: by Wayne Polek at 7:10PM at the Campton Hills Community Center

2. Approval of Meeting Minutes of April 24, 2013:

The April 24, 2013 minutes were approved, as written, unanimously by the Board.

3. Committee Reports

A. Omni Report

- I. April Financials were distributed on May 20th. Board Approved Eric's Treasury report instead. Too many concerns with Omni accounting style to follow revenues and expenditures.
- II. Kim to reach out to Efrain from Keep-It-Greener about mailing his invoices to Omni direct in order to expedite his payments. Still getting comments from Efrain on Omni's slow payments as of 6/16. Omni taking several weeks to turn around his payments.
- III. New Bills: Kim to follow up on Efrain's invoice for oil drum cleanup.
- IV. SFPOA announcement signs completed. Modification requested for additional information on separate space
- V. Continued dissatisfaction with the performance of OMNI. The feeling is pretty unanimous that we don't get much for our money, especially around their financial package. Need to assemble a summary list of shortfalls to contract and vote on termination of Omni. (60 day out clause) An example was \$300 charge without explanation in March. Allegedly for tax preparation, it turns out that Omni did not prepare our taxes. Too loose, no explanation for too many items.

B. Landscaping and Maintenance Committee

1) Subdivision dead tree removal and new plantings- [Tabled for now.](#)

2) New Fire Signs – New subcommittee headed by Bill Funk has completed review and ordered(?) 12 signs.

3) Beaver dams- Efrain to prepare a proposal for "pipe" solution. Still waiting for Efrain's quote

4) Lot 63 and general drainage issues –

- I. Greg discussed updates from engineering groups. (WBK / Trotter / Shaw) A lot of work is still to come on this subject.
- II. Look for a 12 month journey through local government, Army Corps of Engineering and the vendor bidding process.
- III. Need to prepare a response to Joe Miller that addresses actions we are taking.

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. Follow up is leading to a lot of discussion about type of wood used, installation methods, etc.

6) Five Year Plan – Greg and Dave are pulling pieces together, but still have a ways to go.

7) Projects:

- I. Spraying of common area crabapple trees?? Tabled
- II. Pine tree spraying in common areas due to beetle infestation?? Tabled
- III. Greg is looking into the replacement of the solar sign lighting. (Are they repairable?)

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

- I. Lot 95 major outside pool, patio, and landscaping work. Board requested renderings, plans, etc. Homeowner confirmed no outbuildings.
- II. Lot 30 proposal for stamped concrete patio – Approved and homeowner notified.
- III. 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.
- IV. Lot 33 Lot condition – 2nd notice – Homeowner working with Efrain to handle lawn mowing. Status?
- V. Lot 66 Junked car – Letter sent? Need Update from Omni – Close out?
- VI. Lot 67 – Frequent work trailer in driveway – Letter sent? Need Update from Omni – Close out?
- VII. Lot 40 - Lot condition letter sent to property manager by Omni (12/19/12) Need Update from Omni –
- VIII. Lot 52 - Lot condition letter sent to property owner by Omni. Need Update from Omni
- IX. Lot 94 - Need to investigate if lot is in poor condition. Need Update from Omni
- X. Lot 54 – Roofing work w/o notifying board

D. Governmental Liaison Committee- VanZandt

Board updated by Greg on status of Corron Farm, Grey Willows and Village / Township issues. New Festival scheduled in July.

E. Community Activities Committee-Polek

Spring / Fall Brush Pickup: Campton Hills email came too late, add it to out email list? Utilize Newsletter to advise residents?

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: (Mraz, Polek, Vielbig)
 - 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.
 - Statutory changes were presented. Motion to approve: Larry 1st, Steve 2nd. Unanimously approved by board. To be reviewed when the copy is cleaned up for next meeting.
 - Discussion of "Amended and restated declarations of protective covenants, conditions, restrictions, reservations, and grants of Splitrail Farm as updated by our attorney, John Bickley."

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. Board authorized an account for each member, \$50 per month total.

4. Old Board Business

a) Homeowner Changes

- I. **Lot 76** – Foreclosure completed Dec. 2011. [Are they paying association dues now Omni?](#)
- II. 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.

Board approved waiving late fees for Thatcher, Lenhart and Barrons

5. New Board Business

a) Homeowner Changes

- I. Lot 17 Home Closing Scheduled. Welcome Packet?

Adjournment:

The meeting was unanimously adjourned by the board at 10:00 pm.

Submitted by:

Jim Vielbig

Director

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