

**Minutes of  
Splitrail Farm Property Owners Association  
June 26, 2013**

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

**Absent:** Dave Kohlfeld, Joe Cebulski

**Home Owners Present:** None

**1. Call to Order:** by Carl True at 8:05PM at the Campton Hills Community Center. Meeting start delayed to get an overview of new Google Apps software by Eric Weidl

**2. Approval of Meeting Minutes of May 22, 2013:**

The May 22, 2013 minutes were approved, as written, unanimously by the Board.

**3. Committee Reports**

**A. Omni Report**

- I. May Financials were distributed by Omni, but the Board Approved Eric's Treasury report instead. Motion to approve by Greg VanZandt, seconded by Larry Mraz, passed unanimously by the board. Too many concerns with Omni accounting style to follow revenues and expenditures.
- II. SFPOA announcement signs completed. Modification requested for additional information on separate space. [Status?](#)
- III. Continued dissatisfaction with the performance of OMNI. After much discussion a motion was made by Greg VanZandt to terminate our contract effective 8/31/2013, or sooner. Motioned was seconded by Larry Mraz, and passed unanimously by the board. Carl sent termination notice to Tim Tobin of Omni on 6/28, acknowledged on 7/2.

**B. Landscaping and Maintenance Committee**

**1) Subdivision dead tree removal and new plantings-** [Tabled until fall.](#)

**2) New Fire Signs** – Subcommittee headed by Bill Funk has completed review and ordered (?) signs. [Status?](#)

**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. Continued discussion and additional updates from Greg, including discussions with Doug DeWitt from Tallgrass. They are proposing reestablishing the swale in this area, planting and maintaining grass over the years to dry the wetlands.
- II. Need to prepare a response to Joe Miller that addresses actions we are taking.

**5) Broken Fence by Lot 24 and other locations** - Efrain to repair – Larry motioned to allow Efrain to spend <\$3500 to install cedar fence in gravel filled post holes. Steve seconded this motion, and it was unanimously approved by the board.

**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 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.
- II. Lot 33 Lot condition – 2<sup>nd</sup> notice – [Homeowner working with Efrain to handle lawn mowing, but it appears he is only mowing part of the property. Status?](#)

**D. Governmental Liaison Committee- VanZandt**

**E. Community Activities Committee-Polek**

Preliminary discussions about Fall Bonfire

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

**G. Committee assignments:**

- 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: Board-wide committee. Vote via email is acceptable.
- Subcommittee: Bylaw amendments: (Mrz, 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 1<sup>st</sup>, Steve 2<sup>nd</sup>. 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 -**

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. [Several new residents, some owners, some renters.](#)

**5. New Board Business**

a) Welcome packet presented by Omni is a bust, essentially self-promotion. Board will work on a new packet of information for new residents.

**Adjournment:**

The meeting was unanimously adjourned by the board at 9:50 pm.

**Submitted by:**

Jim Vielbig

Director

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