

# **Minutes of Splitrail Farm Property Owners Association**

## **July 24, 2013**

**Attendees:** Dave Kohlfeld, Steve Michalowski, Larry Mraz, Wayne Polek, Carl True, Greg Van Zandt, Jim Vielbig

**Absent:** Joe Cebulski, Carl True, Eric Weidl

**Home Owners Present:** Lot 71: J. Van Der Snick

**1. Call to Order:** by Wayne Polek at 7:04PM at the Campton Hills Community Center.

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

A motion to approve the June 22, 2013 minutes was raised by Greg Van Zandt, second by Wayne Polek, approved as written, unanimously by the Board.

**3. Committee Reports**

**A. Treasurer's Report**

- a. June Treasury report from Eric was presented and reviewed. Motion to approve payment to Dave Kohlfeld for \$200 bonfire expenses was raised by Greg Van Zandt, second by Steve Michalowski, unanimously approved by the board.
2. **Omni:** Discussed and recommended that we need to take some steps here pretty quickly:
  - i. Have them stop handling SFPOA financial transactions.
  - ii. Stop check authorizations.
  - iii. Disconnect from the Homeowner bank accounts
  - iv. Retain an independent auditor to reconcile the transactions with Omni. The thought was to solicit a proposal from the SFPOA tax accountant. The outcome should be "independent", not with a board member's analysis.
  - v. Set up with Mutual of Omaha to continue direct deposit for homeowner association dues. Can the account just be moved under our control?
- b. Send a special update letter to the homeowners. One concern, if we can't facilitate #4 above, is that payment of dues needs to revert to checks from the homeowners.

**B. Landscaping and Maintenance Committee**

- 1) New Fire Signs – Subcommittee headed by Bill Funk has ordered signs. (Is this closed?)
- 2) Beaver dams- Efrain to prepare a proposal for "pipe" solution. Still waiting for Efrain's quote
- 3) Lot 63 and general drainage issues –
  - a. Continued discussion and 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. Moving forward with discussions / additional quotes to reestablish the swale in the area near Splitrail & Old Farm.
  - i. Long term restoration discussed for the smaller creek and swale north of lot 46 to Silver Glen. Greg to request formal a quote from Efrain to do this work over the next two years. (Winter work)
- 4) Broken Fences - Efrain in process of repairing these. Complete during August.
- 5) Projects:
  - a. Spraying of common area crab apple trees: Tabled
  - b. Pine tree spraying in common areas due to beetle infestation: Tabled
  - c. 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)

1. Lot 31 4-car garage issue. Sent homeowner letter confirming one year extension of garage variance. (Tabled until after the garage vote.)
2. 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.

3. Lot 71 - Landscaping plan presented by homeowner J. Van Der Snick. After review, a motion to approve the plan was raised by Wayne Polek, second by Larry Mraz, and unanimously approved by the board. Homeowner to review alternatives to arborvitae, as recommended by the board, but the concept, quantity and location of the plantings was approved.
4. Lot 53 – Garage painting plan presented by homeowner, Steve Michalowski. After review, a motion to approve the plan was raised by Wayne Polek, second by Larry Mraz, and unanimously approved by the board.

**D. Governmental Liaison Committee- Van Zandt**

**E. Community Activities Committee-Polek**

1. Fall Bonfire date tentatively set for October 27<sup>th</sup>.

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

**G. Committee assignments:**

1. Landscaping – Van Zandt
2. VP / Secretary – Polek
3. Treasurer – Weidl
4. Community Activities – Polek
5. Nominating Committee - Michalowski
6. Governmental Liaison – Van Zandt
7. Architectural Review: Board-wide committee. Vote via email is acceptable.
8. **Bylaw amendments update:** (Mraz, Polek, Vielbig)
  - a. Revised CCR's from John Bickley were sent out to board for review.
  - b. 4-car garages will be deemed acceptable throughout the subdivision for consistency, but may only proceed with Architectural Committee approval.
  - c. Criminal background check for renters, no rentals allowed to felons or sex offenders.
  - d. Completed changes were again discussed. Motion to approve: Wayne, second from Larry. Unanimously approved by board. Next step is to send a letter to homeowners to state the forthcoming vote on these amendments. To ratify these changes will require approval by 2/3rds of the lot owners.

**4. Old Board Business**

- a. Homeowner Changes
- b. Lot 76 – Foreclosure completed Dec. 2011. Are they paying association dues now Omni?
- c. Several new residents, some owners, some renters.
- d. Lot 46 yard cleanup completed. Issue closed
- e. 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

**5. New Board Business**

- a. Welcome packet redesign underway. Eric has rendered a new cover page, reviewed by board via email.
- b. ATV issues – Much discussion via email, but no action approved by board, or action taken.
- c. Bonfire tentatively scheduled for October 27<sup>th</sup>
- d. Coyote issue tabled with Eric's letter to homeowners. Not a problem that the board can remedy.
- e. Next board meeting scheduled for Wednesday, August 28, 2013.

**Adjournment:**

Motion to adjourn was raised by Greg Van Zandt, second from Steve Michalowski. The meeting was unanimously adjourned by the board at 9:15 pm.

**Submitted by:**

Jim Vielbig  
Board Member

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