

Minutes of Splitrail Farm Property Owners Association

September 25,, 2013

Attendees: Steve Michalowski, Larry Mraz, Wayne Polek, Jim Vielbig, Eric Weidl

Absent: Dave Kohlfeld, Carl True, Joe Cebulski, Greg Van Zandt

Home Owners Present: Bill Funk - Lot 25

1. Call to Order: by Wayne Polek at 7:09PM at the Campton Hills Community Center.

2. Approval of Meeting Minutes of August 28, 2013:

A motion to approve the August 28, 2013 minutes was made by Vielbig, second by Michalowski, and approved as written, unanimously by the Board.

3. Committee Reports

A. Treasurer's Report

1. August Treasury report from Eric was presented and reviewed. Deposits are understated due to Direct Deposit failing for approximately 11 homeowners. (\$2200)
2. Eric has been able to reconcile Omni transactions to within \$2000 of what he expected. The reconstructed files are to be handed over to Ron Kot for his review and recommendations.
3. Eric has received quotes from Harris and other banks to handle our accounts and direct deposit activity. Further discussion at October meeting.

A motion to approve the Treasurer's report was made by Mraz, second by Michalowski and approved as written, unanimously by the Board.

B. Landscaping and Maintenance Committee

1. Fire Signs – Subcommittee headed by Bill Funk: All signs installed, project completed.
2. Beaver dams- Efrain to prepare a proposal for “pipe” solution. Still waiting for Efrain's quote.
3. Old Farm area and other subdivision drainage issues –
 - a) Continuation of the discussions about the general drainage issues in the Old Farm area. The POA is asking for a bid from Trotter and Associates to study this issue. Greg VZ met with Rob Lemke from Trotter Associates and Randy Sho, a wet lands biologist on September 12. They reviewed the plat as prepared by Tom Huddleston as

well as the Tall Grass wet lands delineation document. They then walked the wet lands boundary edge of all the adjoining properties, i.e., lots: 56, 60, 61, 62, 63 and 64.

Randy will be composing a research/position paper of the current state of the wetlands and possible mitigation ideas for the adjoining property owners. Rob will be submitting an estimate for the research and development of the position paper by Mid-October.

- b) Long-term restoration discussed for the smaller creek and swale north of lot 46 to Silver Glen. Greg to request quote from Efrain to do this work over the next two years.

4. Projects:

- a) Spraying of common area crabapple trees: Tabled
- b) Greg is looking into the replacement of the solar sign lighting. Easier to purchase home grade solar light rather than commercial grade.
- c) Dave K. and Efrain drove around the subdivision on Saturday, September 14 to inspect trees and decide where new trees were needed. They also visited a large nursery in McHenry to look at new trees. The goal is to have all the dead and diseased trees removed and new trees planted by the end of October so the rainy fall and winter seasons will give the new plantings a sure footing. Efrain will be furnishing an estimate for the work that we will send out to the Board for approval prior to removal and planting

A motion to approve the Landscape committee report was made by Mraz, second by Polek and approved as written, unanimously by the Board.

C. Architectural Review Committee

- a) Lot 1 painting and gazebo plans: Need more detail on the type of Gazebo planned.
- b) Lot 31 garage variance. Wayne extended variance for another 12 months.
- c) Lot 55 landscaping plans. Much discussion over what the intent is here. Concern is over "Prairie Plantings" concept. If the idea is to let the lot go "Natural", there was much resistance to that idea. Carl is corresponding with homeowner on the design.
- d) Lot 40 painting. New homeowners moved ahead with house, trim & garage door painting without approval. Color choices have sparked a lot of discussion, but no agreement. Need to move forward one way or another.
- e) Homeowner Bill Funk complained about dead crabapple trees on the corner of lot 14. Not sure if this is a homeowner or common property issue to address.
- f) Also discussed commercial vehicles that are routinely parked in driveway of lot 6. Clarification of just what constitutes a "commercial vehicle" would need to be amended into CCR's.

D. Governmental Liaison Committee- Van Zandt

Open Space strategic plan for the Townships is in process

E. Community Activities Committee-Polek

Fall Bonfire date set for Saturday, October 26th.

F. Nominating Committee –

Larry is resigning from the board effective October meeting. Need a replacement nominee.

G. CCR and Bylaw amendments update: (Mraz, Polek, Vielbig)

- a. Waiting for final draft of statutory revisions of the revised CCR's from John Bickley.
- b. 4-car garages and Criminal background check for renters, no rentals allowed to felons or sex offenders amendments to be done after distribution of statutory revisions.

4. Old Board Business

- a. Homeowner Changes: New owners in Lots 11 & 17
- b. Lot 76 – Bankruptcy completed Dec. 2011. Are they paying association dues now? We believe not, but need to present homeowner with accurate balance due.

5. New Board Business

- a. Welcome Packet: Needs to be completed and include Architectural Committee guidelines for homeowner exterior changes.
- b. Insurance was discussed regarding the board considering leading a prairie burn. Want to make sure we are clear of liability.

Adjournment:

The board unanimously adjourned the meeting at 8:30 pm.

Submitted by:

Jim Vielbig
Board Member