

Minutes of Splitrail Farm Property Owners Association

October 23, 2013

Attendees: Steve Michalowski, Larry Mraz, Carl True, Greg Van Zandt, Jim Vielbig, Eric Weidl

Absent: Dave Kohlfeld, Joe Cebulski, Wayne Polek

Home Owners Present: Matt Strader Lot 55
Mike Curtis Lot 39

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

2. Approval of Meeting Minutes of September 25, 2013:

A motion to approve the September 25, 2013 minutes was made by Mraz, second by Vielbig, approved as written, unanimously by the Board.

3. Committee Reports

A. Treasurer's Report

1. September Treasury report from Eric was presented and reviewed. Deposits are understated due to Direct Deposit failing for 8 homeowners. Steve has taken on the task of notifying these homeowners that their payment for spring 2013 assessments will need to be submitted again.
2. Ron Kot completed his review of the Omni statements and forwarded a balance due to them. Subsequent to this meeting, Eric received payment for just of 98% of that balance from Omni.
3. Eric has received quotes from Harris and other banks to handle our accounts and direct deposit activity. Decision was made to not implement direct deposit due to the expense for the entire association when a majority choose not to pay their dues in this manner.

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

B. Landscaping and Maintenance Committee

1. Beaver dams- Efrain to prepare a proposal for “pipe” solution. Still waiting for Efrain’s quote.
2. Old Farm area and other subdivision drainage issues –
 - a) Continuation of the discussions about the general drainage issues in the Old Farm area. Received and reviewed bid from Randy Stowe of Natural Areas prepare a study for the SFPOA. The Board has approved to make the expenditure in theory, but Greg is going to review the area in question again with Campton Hills Township in regards to
 - i) The Township picking up the costs of the study
 - ii) Conveying rights to this area to the township for their remedy going forward.
 - 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.
3. 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) Tree replacement. Discussed various options and costs for 2013 and 2014. Efrain furnished a quote on 11/7 to replace around a dozen of the dying or already removed trees around the neighborhood for approximately \$2200. The Board unanimously approved this expenditure and the trees should be planted by mid-November.

C. Architectural Review Committee

- a) Lot 1 gazebo plans: Board decided that this is not a permanent structure and is therefore not under the board's jurisdiction to approve or disapprove.
- b) 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 is some resistance to that idea. Carl is corresponding with homeowner on the design. in the meantime the homeowners have planted many large evergreens and expanded the planting beds so far.
- c) Homeowner Bill Funk complained (Last meeting) about dead crabapple trees on the corner of lot 14. Not sure if this is a homeowner or common property issue to address.
- d) 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. Jim Vielbig presented the CV overview from the Village of Gurnee as a reference.

D. Governmental Liaison Committee- Van Zandt

No new updates to discuss

E. Community Activities Committee-Polek

Fall Bonfire was held October 26th. Beautiful night, beautiful fire, good food prepared in large part by Chef Wayne Polek. Crowd was smaller than usual in the eyes of several board members. Feeling is that we could use some new attractions and need better communication of the event.

F. Nominating Committee –

Larry has resigned from the board effective October meeting. Need a replacement nominee.

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

- a. Larry was planning to submit the final statutory and non-statutory amendments to John Bickley for preparation into a voting format.

4. Old Board Business

- a. Homeowner Changes: New owners in Lots 11 & 17, no collection of assessments owed at closing. Need better communication method with real estate agents at closing.
- b. Lot 76 – Bankruptcy completed Dec. 2011. According to the facts Eric has, this lot owes back dues of \$600 since exiting bankruptcy.

5. New Board Business

- a. Welcome Packet: Needs to be completed and include Architectural Committee guidelines for homeowner exterior changes. Packet is on the shared drive, feel free to add any ideas to it.
- b. November meeting moved to 11/20 due to Thanksgiving week. Meeting will be held at Old Towne private room because the Township room was not available. This will also serve as the annual meeting.
- c. December Meeting is cancelled.

Adjournment:

The board unanimously adjourned the meeting at 9:19 pm.

Submitted by:

Jim Vielbig

Board Member