

Minutes of Splitrail Farm Property Owners Association

November 20, 2013

Attendees: Joe Cebulski, Steve Michalowski, Wayne Polek
Carl True, Greg Van Zandt, Jim Vielbig, Eric Weidl

Absent: Dave Kohlfeld

Home Owners Present: None

Annual Meeting and Review of 2013 for SFPOA

- Eric reviewed the proposed 2014 budget.
 - The board is recommending no increase in the annual assessment, but it is noted that the reserve cash on hand has dropped from 2012 due to several expenditures related to landscaping and tree replacement.
 - 2014 will also see more expenditures of this nature, but the elimination of the Omni Management expense will fund this project.
 - Increases were also seen in Insurance, Accounting and Legal Expenses, the latter two related to severing the relationship with Omni.
- Carl read a list of Board accomplishments for a very busy 2013. While the body of work was a nice testament to the hard work put forth by the board members, we all feel that 2014 promises to be far more productive without the distractions caused by Omni Management and their poor effort to act as the SFPOA management group. Carl and Eric, in particular, expended hundreds of hours during the year reconciling monthly expenditures and income, following up on homeowner issues, etc.
- Special thanks to Eric Weidl, Larry Mraz and Carl True for their significant contributions during 2013. We wish Larry and his family the best as they relocate to southern Illinois.

Regular November Meeting:

1. Call to Order: by Carl True at 7:17 PM at Old Town Restaurant, Wasco.

2. Approval of Meeting Minutes of October 23, 2013:

A motion to approve the October 23, 2013 minutes was made by Van Zandt, second by Michalowski, approved as written, unanimously by the Board.

3. Committee Reports

A. Treasurer's Report

1. October Treasury report from Eric was presented and reviewed. We are still playing catch-up with several homeowners whose Spring and/or Fall assessments were mishandled by Omni. Steve contacted several homeowners who will be required to resubmit previous assessment payments since there is no record of them ever being received. Eric has had contact with several others and is in the process of depositing their payments and crediting their statements.
2. 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, and subsequently 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. Proposal to have Natural Areas at the January Board meeting to discuss further was raised. The Board has budgeted (2014) and approved to make the expenditure. Greg has reviewed the idea of ceding this wetland with Campton Township officials (Jack Kuper
 - 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. The Board unanimously approved the expenditure to cut down the remaining dead trees, and replace a portion of the dozen+ previously removed. The first phase of tree planting was completed in mid-November. Further planting will be dependant on the budget condition as 2014 progresses.

C. Architectural Review Committee

- a) 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.

- b) 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. Governmental Liaison Committee- Van Zandt

No new updates to discuss

E. Community Activities Committee-Polek

No Update

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. Need an update from John Bickley.

4. Old Board Business

- a. Lot 76 – Bankruptcy completed Dec. 2011. According to the facts Eric has, this lot owes back dues of \$600 since exiting bankruptcy. No success in reaching the homeowner about this debt so far.

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. December Meeting is cancelled.
- c. Jim Vielbig inquired about the possibility of the Association installing Split rail sections on Denker Rd. North of Lot 46 where it adjoins common area, and South of Lot 47 where it adjoins common area.
- d. Revising "Fine" schedule for violations. For example, the feeling is that there is very little attention paid to late assessment payments when the fine is on \$2.00 per month.

Adjournment:

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

Submitted by:

Jim Vielbig
Board Member