

Minutes of Splitrail Farm Property Owners Association

February 26, 2014

Attendees: Dave Kohlfeld, Steve Michalowski, Wayne Polek,
Greg Van Zandt, Jim Vielbig, Eric Weidl

Absent: Joe Cebulski, Carl True

Home Owners Present: Lot Owner #2A (Adolf)

1. Call to Order: by Wayne Polek 7:25 at Campton Hills Community Center.

2. Approval of Meeting Minutes of November 20, 2013:

A motion to approve the November 20, 2013 minutes was made by Van Zandt, second by Vielbig, approved as written, unanimously by the Board.

3. Committee Reports

A. Treasurer's Report

1. Treasury report from Eric was presented and reviewed. Much better condition with respect to past due assessments, a couple of 2013 payments to collect and we will be current as expected.

A motion to approve the Treasurer's report was made by Polek, second by Van Zandt, 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. - Idled for now
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 January 7 preliminary study from Randy Stowe of Natural Areas. Alternative ideas to wetland reconstruction were discussed. Greg continues to work the idea of ceding this wetland with Campton Township officials (Jack Kupar)
 - b) Long-term restoration discussed for the smaller creek and swale north of lot 46 to Silver Glen. Quote in hand from Efrain to do this work in stages.
3. Projects:
 - a) Spraying of common area Crabapple and Hawthorne trees: Quote from Efrain accepted, \$1650 for three applications. Email to homeowners for private contracting to spray their trees meeting with a lot of interest.

4. Miscellaneous: With Greg's move and resignation imminent, Dave was asked to consider becoming committee chairman. Dave will consider, but is looking for additional help. A motion to approve the Landscaping Committee report was made by Polek, second by Weidl, and subsequently approved as written, unanimously by the Board.

C. Architectural Review Committee

- a) No open items

D. Governmental Liaison Committee- Van Zandt

- a) No open items

E. Community Activities Committee-Polek

- a) Spring Bonfire date: 4/26 tentative
- b) New ideas to increase interest:
 - Car Show

F. Nominating Committee

- a) Need new board members to replace Larry Mraz now, Greg Van Zandt soon. So far we have approached a couple of homeowners but have no interested candidates.

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

- a. 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.

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