

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

**March 26, 2014**

**Attendees:** Dave Kohlfeld, , Wayne Polek, Matt Streator, Carl True  
Greg Van Zandt, Jim Vielbig, Eric Weidl

**Absent:** Joe Cebulski, , Steve Michalowski

**Home Owners Present:**

**Other Visitors:** John Kupa - Campton Township Supervisor

**1. Call to Order:** by Carl True 7:03 at Campton Hills Community Center.

**2. Approval of Meeting Minutes of February 26, 2014:**

A motion to approve the February 26, 2014 minutes was made by Van Zandt, second by Weidl, approved as written, unanimously by the Board.

**3. Committee Reports**

**A. Treasurer's Report**

1. Treasury report from Eric was presented and reviewed. SFPOA finances remain in good condition.
2. Several lots continue to be in arrears, but all expected to pay.
3. Lot 76 proposed settlement of 50% of past due assessments, \$400 out of \$800 owed.

Based on past history and current situation, the board put this to a vote. Carl True proposed we accept, Greg Van Zandt seconded the idea, and the Board unanimously voted to approve the settlement.

A motion to approve the Treasurer's report was made by Van Zandt, seconded by Vielbig 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) John Kupa discussed the conveyance of the Splitrail / Barnside Wetland area to the Township. He described the purchase under the "Open Space" guidelines, which offers protection to the subdivision against future sale or development by the Township. He offered that the Township Attorney could assist the board in preparing FAQ and holding meetings with homeowners. John will start the exploratory process, but warned it could

take years to complete.

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 (Crown Tree) to spray their trees met 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.

5. Additional work for Efrain / Contractors

- a) Burning overgrowth - Tallgrass rejected proposal for this Spring - too late to start planning
- 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.
- c) Clean up at Silver Glen & Denker: (Not sure who arranged this, but it is completed)

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
- b) Matt Streator will try have Rebecca at the next meeting to discuss Lot 55 "Prairie" landscaping concepts so that the Board has a good understanding of the whole plan.

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

- a) No open items besides conveyance discussions with Campton Township

**E. Community Activities Committee-Polek**

- a) Spring Bonfire date: 4/26

**F. Nominating Committee**

- a) Matt Streator accepted role as new board member, replacing Larry Mraz. Greg Van Zandt will be leaving in the next month or two. Bob Lanning approached by Steve Michalowski and is interested in rejoining the board to replace Greg.

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

- a. Need an update from John Bickley. Carl requested an update on progress / next steps.

**4. Old Board Business**

- a. No open issues

**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. 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.
- c. 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 8:45 pm.

**Submitted by:**

Jim Vielbig  
Board Member