

Minutes of Splitrail Farm Property Owners Association

April 23, 2014

Attendees: Steve Michalowski, Wayne Polek, Matt Strader, Jim Vielbig, Eric Weidl

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

Home Owners Present: Rebecca Strader

1. Call to Order: by Wayne Polek 7:11 at Campton Hills Community Center.

2. Approval of Meeting Minutes of March 26, 2014:

A motion to approve the March 26, 2014 minutes was made by Eric Weidl, second by Steve Michalowski, 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. Lot 76 proposed settlement of 50% of past due assessments, \$400 out of \$800 owed, and approved at an earlier meeting, has been ignored up to this point by the homeowners.
3. Discussion about charging homeowner \$50 for release letter needed at closing, given several new requirements in recent months. Wayne made a motion to approve this charge, Steve seconded, and the motion was unanimously approved by the board.
4. Discussion about the need to boost the SFPOA reserve to \$6-7,000 over the next three years. This requires a budget line item for ~\$2,000+ per year be added to the annual budget, beginning with 2015. Motion to approve by Wayne, seconded by Matt, unanimously approved by the board

The Treasurer's report was 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 Kubar 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. **No Update**

3. Projects:

- a) Spraying of common area Crabapple and Hawthorne trees: Work is completed and billed

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. 2015 Project
- b) 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. No update other than the ground is now too wet.

The Landscaping Committee report was approved as written, unanimously by the Board.

C. Architectural Review Committee

- a) Rebecca Strader presented plans to continue landscaping Lot 55, including a new patio and

fireplace. At this time Wayne suggested approving the patio and fireplace, waiting on additional research by Rebecca before moving forward with more plantings. Motion to approve by Jim, seconded by Eric, approved unanimously by the board.

- b) Eric Weidl presented plans to replace several large dying Austrian Pines on Lot 8. Also included were some new ornamental grasses, a flagstone fire pit area, and several new or reinvigorated planting beds. Wayne made a motion to approve these plans, Matt seconded, and the board unanimously approved Eric's plans.

- c) Lot 35 requested approval to replace existing asphalt shingles with a similar product. Wayne made a motion to approve these plans, Matt seconded, and the board unanimously approved the plans for this project.

- d) Carl True submitted a request to replace existing deck at Lot 32. Plans were reviewed and Wayne made a motion to approve these plans, Jim seconded, and the board unanimously approved Carl's plans.

- e) General discussion about logging improvements made by lot, as well as to have the board canvas the subdivision and take photos of current look of each home & lot for archive

purposes. Support exists for this idea, but it needs further discussion to move forward.

- f) Carl pulled together a letter for several homeowners that addressed poor lot maintenance. The letter was subsequently sent to the owner of Lot 46.

D. Governmental Liaison Committee- Van Zandt

- a) No open items besides conveyance discussions with Campton Township - This position is now open with Greg's resignation from the board.

E. Community Activities Committee-Polek

- a) Spring Bonfire was a success, several new neighbors joined in for the evening. Thanks to Wayne for pulling all the details together for a big event.

F. Nominating Committee

- a) Bob Lanning approached by Steve Michalowski and is interested in rejoining the board to replace Greg. **No movement on this item**
- b) Edward Klosowski, a former board member has also indicated a willingness to serve on the board after he retires in October.

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

- a) Received an update from John Bickley, need to discuss at June meeting.

4. Old Board Business

- a) Lot 31 Garage issue. No response from the homeowners other than a confrontation at the Spring 2014 Bonfire.

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 9:04 pm.

Submitted by:

Jim Vielbig

Board Member