

Minutes of Splitrail Farm Property Owners Association

June 25, 2014

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

Absent: Joe Cebulski, ,Carl True

Home Owners Present: Jim & Kim Gordon Lot 11

Barb Klosowski Lot 64

1. Call to Order: by Wayne Polek 7:10 at Campton Hills Community Center.

2. Approval of Meeting Minutes of April 23, 2014:

A motion to approve the April 23, 2014 minutes was made by Steve Michalowski, seconded by Matt Strader, 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, \$4000 under budget
2. Lot 76 accepted the reduced assessment and will pay 100% in the future. Votes for: True, Vielbig, Weidl, Strader, Polek.
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
5. Eric reported that bills from Efrain are flowing better now that he is sending them to the "Board"

A motion to approve the Treasurer's report was made by Jim Vielbig, seconded by Matt Strader, 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) Common Area between Lot 14 & 25 needs mowing

4. 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.

A motion to approve the Landscaping Committee Report was made by Eric Weidl, seconded by Steve Michalowski, approved as written, unanimously by the Board.

C. Architectural Review Committee

- a) Additional dead trees require removal. Dave K. to provide an inventory of what remains.
- b) Lot 52 yard maintenance is improving.
- c) Lot 46 is still a problem. Carl made a call to homeowner mid-month...Update as of mid-July is that the lot is getting professional mowing & trimming, as well as more TLC from the occupant.
- d) Lot 55 moving forward on plans for deck & patio
- e) Lot 21 notified the board of deck work upcoming, but it is really just maintenance.
- f) Eric proposed conducting a photo-tour of the lots...gathering as-is photos of at least the front of each lot for 2014

A motion to approve the Architectural Review Committee Report was made by Wayne Polek, seconded by Eric Weidl, approved as written, unanimously by the Board

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. **Wayne to contact Bob**
- 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:

- a) Mandatory Changes covering Illinois statute updates: A motion to approve the changes was made by Wayne Polek, seconded by Steve Michalowski, and approved unanimously by the Board
- b) Discretionary changes covering renting / leasing to convicted sex offenders or felons and allowing 4-car garages will be tabled until after the mandatory changes are implemented.

4. Old Board Business

- a) Lot 31 Garage issue. No response from the homeowners other than a confrontation at the Spring 2014 Bonfire.
- b) 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.
- c) Jim Vielbig inquired about 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.

5. New Board Business

- a) 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.
- b) Need follow-up on John Kupar for conveyance process.
- c) Several complaints about loose dogs running around the neighborhood have been forwarded to Eric. Proposed a general "dog-leash letter" should be sent out.
- d) Eric is moving forward on scanning in old documents to the Google Drive. He has requested up to \$500 for paid assistance with this project. A motion to approve the \$500

expenditure was made by Jim Vielbig, seconded by Steve Michalowski , approved
unanimously by the Board

e) Once again Eric provided an excellent overview of the Google Drive and Google Apps
for the Board. He is hopeful that eventually we will catch on!

Adjournment:

The board unanimously adjourned the meeting at 9:00 pm.

Submitted by:

Jim Vielbig

Board Member