

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

**October 22, 2014**

**Attendees:** Joe Cebulski, Ed Klosowski, Steve Michalowski, Wayne Polek,  
Carl True, Jim Vielbig, Eric Weidl

**Absent:** Dave Kohlfeld, Matt Strader

**Homeowners Present:** None

**1. Call to Order:** by Carl True 7:05 at Campton Hills Community Center.

**2. Approval of Meeting Minutes of July 23, 2014:**

A motion to approve the July 23, 2014 minutes was made by Wayne Polek, seconded by Eric 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, only three lots with past due assessments. \$4200 under budget
2. Lot 76 failed to pay assessments as agreed. **Carl to advise next steps after review with Bickley.**
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. **Carl to review concept with Bickley**
4. Proposal to add to budget \$3000 for 2014, \$2000 for 2015 to fund winter 2014 Landscape Cleanup. Motion to approve by Wayne Polek, seconded by Eric Weidl, approved unanimously by the board.
5. Approve Budget and payment to Ron Kot for \$600 for 2015 annual report. Motion to approve by Carl True, seconded by Joe Cebulski, approved unanimously by the board.
6. Approve payment to Wayne Polek for \$250 for wreaths to decorate neighborhood entrances. Motion by Jim Vielbig, seconded by Carl True, unanimously approved by the board.
7. Motion to approve 2015 preliminary budget by Carl True, seconded by Joe Cebulski, approved unanimously by the board.

A motion to approve the Treasurer's report was made by Wayne Polek, seconded by Joe Cebulski, approved as written, unanimously by the Board.

#### **B. Landscaping and Maintenance Committee**

1. Prairie / Wetlands restoration. Insurance and fire department coverage questions need further investigation.
2. Conveyance of common property to Campton Township remains in exploratory phase. Several members of the board met on 12/1 as a subcommittee with John Kupa Campton Township Supervisor and Joe Miller, Splitrail resident and Township Trustee. Very informative meeting, summarized by Carl in a 12/8 email.

#### **Dave's notes(Still open as of 12/10):**

- a) Common Area /Prairie Restoration Areas – Mowing. Efrain recommended cutting near end of season this year, \$1,000 for both parcels (because of excess height). Normally, he recommends mowing 2X per season (June and end of season), at \$600 per mowing since height wouldn't require longer time, special equipment. Do we want to continue special mowing? **Board is leaning towards burning instead. Further discussion needed**
- b) Creek restoration North: is it still too wet? **10/25, several board members walked the area before the fall bonfire. Efrain joined us to get us all in sync regarding maintenance during Winter 2014 and spring 2015.**
- c) Any board members interested in being on Landscape Committee? **Ed expressed interest.**

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

#### **C. Architectural Review Committee**

- a) Lots 1 and 93 continue to make alterations without consulting board.

#### **D. Governmental Liaison Committee- vacant**

#### **E. Community Activities Committee-Polek**

- a) Fall Bonfire was held October 25th. Attendance was probably below average, but a good time for many neighbors and a good bonfire was the end result.
- b) New neighbors in lot 5. (Mraz home) Brandon and Kristi Garbrecht

#### **F. Nominating Committee**

- a) Reluctantly accepted resignations from Eric Weidl and Wayne Polek. Several years as Treasurer, President, Secretary between them are greatly appreciated.

**G. CCR and Bylaw amendments:** 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 approved

- a) Board is exploring CCR regarding conducting business out of a residence. **Carl to review with Bickley.**

#### **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.
- d) Eric is moving forward on scanning in old documents to the Google Drive. This effort is completed for the documents Eric has, but will continue in the future for other Board documents.

#### **5. New Board Business**

- a) Website updates:
  - o Discussed need to add Board of Directors information

#### **Adjournment:**

**The board unanimously adjourned the meeting at 8:45 pm.**

#### **Submitted by:**

Jim Vielbig  
Board Member