

Minutes of Splitrail Farm Property Owners Association

December 17, 2014

Attendees: Ed Klosowski, Steve Michalowski, Wayne Polek, Matt Strader

Carl True, Jim Vielbig, Eric Weidl

Absent: Dave Kohlfeld, Joe Cebulski

Homeowners Present: Bob Lanning

1. Call to Order: by Carl True 7:00 at Campton Hills Community Center.

***An overview of the Board's work through 2014 was provided by Carl True. Details were also conveyed to the homeowners in a letter mailed with the CCR update ballot.**

2. Approval of Meeting Minutes of October 22, 2014:

A motion to approve the October 22, 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.
2. 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**
3. 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. Awaiting invoice from Ron.
4. Board approved \$150 for Jim Vielbig to purchase lighting for entrance signs.

A motion to approve the Treasurer's report was 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 Kuper Campton Township Supervisor and Joe Miller, Splitrail resident and Township Trustee. Very informative meeting, summarized by Carl in a 12/8 email. Open conveyance items include: a) Ed working with a real estate attorney and / or appraiser to begin validating value of open space. b) Carl pulling together a list of “known facts” to begin discussions with homeowners.

Dave's notes(Still open as of 1/23/15):

- 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.
- b) Approved renovations include:
 - 1. Roof, downspouts, etc at Wayne Polek's house, lot 50.
 - 2. New door at Matt Strader's house, lot 55
 - 3. New siding, etc at Deboer's, lot 9

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.
- b) 2015 Board Election results were tabulated and announced 12/17/2014. All eight nominees received a sufficient number of votes and were therefore named as board members for the next year:

Joe Cebulski, Ed Klosowski, Dave Kohlfeld, Bob Laning, Steve Michalowski, Matt Strader, Carl True and Jim Vielbig.

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. **Ballots mailed in January.**

- 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:
- Discussed need to add Board of Directors information to website
 - Discussed need to transition website update from Eric

Adjournment:

The board unanimously adjourned the meeting at 8:02 pm.

Submitted by:

Jim Vielbig

Board Member