

Minutes of Splitrail Farm Property Owners Association

January, 28 2015

Attendees: Ed Klosowski, Bob Lanning, Steve Michalowski, Matt Strader, Jim Vielbig

Absent: Dave Kohlfeld, Joe Cebulski, Carl True

Homeowners Present: None

1. Call to Order: by Steve Michalowski 7:25 at Campton Hills Community Center.

2. Approval of Meeting Minutes of December 17, 2014:

A motion to approve the December 17, 2014 minutes was approved as written, unanimously by the Board.

3. Committee Reports

A. Treasurer's Report

1. The Treasury report was put together with Eric Weidl's help, but as we have not elected a Treasurer yet, we just reviewed as a collective Board. SFPOA finances remain in good condition, with nine assessments unpaid at this point.
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. Previously approved 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.
5. **Need to make changes to banking authorizations with Eric Weidl's resignation**

A motion to approve the Treasurer's report was made by Jim Vielbig, 2nd by Matt Strader, approved as written, unanimously by the Board.

B. Landscaping and Maintenance Committee

1. Prairie / Wetlands burn. Insurance and fire department coverage need further discussion.
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. **(Quotes are \$1500 - \$2000)** b) Carl pulling together a list of "known facts" to begin discussions with homeowners. **(Email to residents 2/4 with outline)**

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? On 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. We have Efrain's recommendations and authorized \$5,000 out of the \$7,000 estimate. **Efrain needs to address what is done, and what is not done at this point.**
- c) Any board members interested in being on Landscape Committee? **Ed expressed interest.**
- d) **Received letter and an invoice from SFPOA neighbor for fallen tree removal.**

A motion to approve the Landscaping Committee Report was made by Ed Klosowski, 2nd by Bob Lanning, and was approved as written, unanimously by the Board.

C. Architectural Review Committee

- a) Lots 1 and 93 have made alterations without consulting board.
- b) **Lot 93 still has boat in driveway six months after moving in.**
- c) **Lot 5 submitted a request for several exterior changes and is reaching out to discuss.**

D. Governmental Liaison Committee- vacant

E. Community Activities Committee- Vacant

- a) Wayne Polek has volunteered to continue organizing the bonfire in the future.
- b) New neighbors in lot 5. (Mraz home) Brandon and Kristi Garbrecht.
- c) **Some vandalism occurring to fences, signs posts, etc. Jim emailed Sam Gallucci about a replacement sign for Denker & Splitrail**

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:

- a) Board is exploring CCR regarding conducting business out of a residence. **Carl to review with Bickley.**
- b) Discretionary changes covering renting / leasing to convicted sex offenders or felons and allowing 4-car garages: Ballots mailed in January. Final results at 2/18 meeting

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 to website
 - o Discussed need to transition website update from Eric
- b) Bookkeeping managed by Lisa Vielbig with Eric's Weidl's resignation.
- c) Assessment level discussion: Should we raise and start funding landscape repair / maintenance.

Adjournment:

The board unanimously adjourned the meeting at 8:30 pm.

Submitted by:

Jim Vielbig
Board Member