

Minutes of Splitrail Farm Property Owners Association

February, 18, 2015

Attendees: Joe Cebulski, Ed Klosowski, Bob Lanning, Steve Michalowski,
Matt Strader, Carl True, Jim Vielbig

Absent: Dave Kohlfeld

Homeowners Present: Cliff Speare Joe Miller Adolf Van Dril Barb Klosowski
David Goldberg Bill Funk Mike Curtis Wayne Polek James & Donna Shaw

1. Call to Order: by Carl True 7:03 at Campton Hills Community Center.

2. Approval of Meeting Minutes of January 28th, 2015:

A motion to approve the January 28, 2015 minutes was made by Steve Michalowski, 2nd by Bob Lanning, approved as written, unanimously by the Board.

3. Committee Reports

A. Treasurer's Report

1. Treasury report was presented, but as we have not elected a Treasurer yet, we just reviewed as a collective Board. SFPOA finances remain in good condition, with four assessments unpaid at this point. We need to restate the \$5,000 Landscape expense as \$3,000 was from 2014, \$2,000 in 2015
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. Waiting for Spring!

A motion to approve the Treasurer's report was made by Steve Michalowski, 2nd by Joe Cebulski, approved as written, unanimously by the Board.

B. Landscaping and Maintenance Committee

- a. Carl True presented a great overview of the Wetland area history, including a tally of several large expenditures for studies, burns and maintenance. Very informative, and other than a

few audience interruptions, very well received. Carl reviewed the Tallgrass & Huddleston proposals, as well as to go into detail about the Campton Township purchase option.

- b. There were several spirited comments from the audience. A sampling:
 - i. Homeowners in Lot 63 are still expecting a formal response to their email regarding the purported damage to their septic field
 - ii. Unknown audience member asked if there is a legal obligation to address the wetlands
 - iii. Cliff Speare (Lot 16) offered a \$2,000 spraying option from the Elburn Co-Op
 - iv. Homeowner David Goldberg had a comment / concern regarding the Township's ability to absorb this property and actually invest in it. Feared they would just abandon the property if there were no funds available.
 - v. Ed Klosowski provided some commentary based on other governmental agencies struggles to fund projects like this.
 - vi. Joe Miller stated that he really just wants something, anything done with the property.
- c. Proposal to have Efrain repair broken splitrail fences for \$850. Ed Klosowski made a motion to approve, Jim Vielbig 2nd, all on the Board approved.
- d. Received letter and an invoice from SFPOA neighbor for fallen tree removal.

A motion to approve the Landscaping Committee Report was made 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 seven months after moving in.
- c) Lot 5 submitted a request for several exterior changes and is reaching out to discuss. Rendering were sent for review, and the plan approved via email.

D. Governmental Liaison Committee- vacant

E. Community Activities Committee- Vacant

- a) Wayne Polek has volunteered to continue organizing the bonfire in the future. e is moving forward planning 4/25 for the Spring Bonfire
- 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 Lanning, Steve Michalowski, Matt Strader, Carl True and Jim Vielbig.

- c) **David Goldberg** added as the 9th board member 2/19/2015 to fill an open position.

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~~ 3/18 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.

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. Work is performed and Efrain paid.
- c) Any board members interested in being on Landscape Committee?

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

b) Assessment level discussion: Should we raise and start funding landscape repair / maintenance?

Decision was reached to raise assessment \$50 per 6 months. Motion made to approve by Steve Michalowski, 2nd by Bob Lanning. All Board members approve with a yes vote. Information to go out with Spring assessment, new rate begins with Fall assessment

c) Motion made to defer conveyance of wetlands property to Campton Township. Motion was brought by Bob Lanning, 2nd by Jim Vielbig, approved by all board members.

Adjournment:

The board unanimously adjourned the meeting at 9:30 pm.

Submitted by:

Jim Vielbig

Board Member