

Minutes of Splitrail Farm Property Owners Association

April 15, 2015

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

Absent: Dave Kohlfeld, Steve Michalowski, Dave Goldberg

Homeowners Present: Bill Martin

1. Call to Order: by Carl True 8:02 at Campton Hills Community Center.

2. Approval of Meeting Minutes of February 18th, 2015:

A motion to approve the February 18, 2015 minutes was made by Matt Strader, 2nd by Joe Cebulski, approved as written, unanimously by the Board.

3. Committee Reports

A. Treasurer's Report - Jim Vielbig

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 all assessments paid 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. We have not received invoice from Ron. I will reach out to him.
4. Board approved \$150 for Jim Vielbig to purchase lighting for entrance signs. Purchased and installed on both ends of Splitrail. *How about one for each of the other signs?*
5. Motion to write off \$24 in late fees as uncollectible was made by Ed Klosowski, 2nd by Matt Strader, approved unanimously by the Board.

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

B. Landscaping and Maintenance Committee - Ed Klosowski

- a. After much discussion and review, a motion was made by Joe Cebulski to authorize \$1000 for "Natural Areas" to conduct a site study on the large wetland area, south of Splitrail, east of lots 56 & 57. The motion was 2nd by Bob Lanning, approved by all board members in attendance.
- b. In addition to "a", an agreement was made to:
 - i. Make a concerted effort to gather all documents related to the wetlands area

- ii. Consider sending a letter to the new Village of Campton Hills President / Village Board asking for them to investigate the actions of an employee. (Chris Ranieri)
- iii. Approach Natural Areas about preparing a study & maintenance plan for all the common areas of Splitrail Farm. (Matt)
- c. **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 - Matt Strader

- a) Several homeowner modifications without SFPOA Board approval recently. Concerned?
 - 1. Lot 2A2 making substantial landscaping changes
 - 2. Several lots with new roofing or painting

D. Governmental Liaison Committee- vacant

- a) Jim Vielbig contacted Campton Township Hwy. Department about replacing damaged street sign @ Splitrail & Denker. New Stop and Street signs are now installed

E. Community Activities Committee- Vacant

- a) Wayne Polek will continue organizing the bonfire for the near future. Bonfire held 5/16, review?
- b) Jim Vielbig purchased three new Bonfire signs.

F. Nominating Committee

- a) Dave Kohlfeld had tendered his resignation due to his pending move. This leaves us with eight members on the board.
- b) New officers and committee chairs were nominated and approved as follows:
 - i. Carl True - President Joe Cebulski 1st Matt Strader 2nd Board unanimous
 - ii. Jim Vielbig - Treasurer Bob Lanning 1st Joe Cebulski 2nd Board unanimous
 - iii. Steve Michalewski - Secretary (Carl to review with Steve.)
 - iv. Matt Strader - Arch. Comm. Chair Jim Vielbig 1st Bob Lanning 2nd Board unanimous
 - v. Ed Klosowski - Landscaping Chair Matt Stader 1st Bob Lanning 2nd Board unanimous

G. CCR and Bylaw amendments:

- a) Board is exploring 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: Both motions have passed, CCR's need to be amended.

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.

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?

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) Review Spring Letter from Carl

Adjournment:

The board unanimously adjourned the meeting at 8:48 pm.

Submitted by:

Jim Vielbig

Board Member