

Minutes of Splitrail Farm Property Owners Association

May 20th, 2015

Attendees: Joe Cebulski (JC), Ed Klosowski (EK), Bob Lanning (BL), Matt Strader (MS) , Carl True (CT), Jim Vielbig (JV), Steve Michalowski (SM), Dave Goldberg, (DG)

Absent: none

Homeowners Present: Wayne Polek, Dave Kohlfeld, Adolf VanDril

1. Call to Order: by CT 7:02 at Tap House Grill

Motion to make SM the Secretary and JV the Treasurer, was made by BL, 2nd by EK, Approved

2. Approval of Meeting Minutes of April 15th, 2015:

A motion to approve the April 2015 minutes was made by MS, 2nd by JC, approved as written unanimously by the Board. Changes will be made later in the meeting regarding item in these minutes

3. Committee Reports

A. Treasurer's Report - Jim Vielbig

All lots are current and Lisa Vielbig will fix some accounting entries.

Two bills for insurance and the bonfire signs was approved for \$433.

Liabilities are down and expenses are up this year mostly due to increased maintenance costs.

The entrance solar lights to light up the signs at the two main entrances work well that JV provided.

Authorized to spend money for solar lights at the remaining three entrance signs. JV to purchase the additional lights and install. Approval to spend \$100 DG motion and 2nd by MS. The board thanked JV

The increase of \$100 association dues happens with the fall assessment and those monies will be reflected in next years budget not this years.

A motion to approve the Treasurer's report was made by DG 2nd by BL, approved as written, unanimously by the Board.

Discussion of Efrain not having workmans Comp and how to best protect the association. JV got a cost from our insurance company CISA, for \$ 675 to cover the association for workmans comp claims. We should still try to get a certificate of insurance from any contractor that works for the association. A motion to approve by SM, 2nd by JV , approved

Randy Stowe, a Environmental Planner, for Natural Areas was asked to review the report he submitted to MS on May 18th which was forwarded to the board before this meeting. MS asked Randy summarize the report of the Wetland Drainage investigation.

This report looks at lots 56, 57 and 58

Randy did a field visit on April 27th and met with MS and CT and also talked to the owner of lot 57.

The history of our subdivision back in 1988 when unit 3 was created the developers liked hillside lots to sell. This area was plotted out and permitted at that time. The rules have changed since this was permitted. The report looks at historic aerial views over time. There was a ditch that showed up after 1988 - 1993. On these aerial views the ditch looks to be hand dug and has since disappeared from the aerial map.

The area has poor soil and has been that way for over 10,000 years.

There are existing agricultural tiles that were found in the 2010 investigation by Huddleston that was authorized by the board. These drain tiles go thru the three lots and continue to the creek.

Randy was asked by SM what is good maintenance of a common area.

He said good maintenance is as follows:

Herbicide spraying of invasive plants such as the Phragmites (giant reeds).

Burning to keep the invasive plants from growing

Buffer zone around the common area.

The makeup of the soil is more mineral than organic so burning is an effective way to keep the invasive plants in check.

Randy talked about the septic review of lot 57. and the septic failure.

The county did state in the approval of the new septic system on lot 57 that water was present.

He believes that the owner of lot 57 can do things that will improve his system performance.

Also that this system need to be watched and maintain in order to stay in compliance.

The septic system needs to be moved more up slope and a tree is planted in septic field.

The evaporation field on the approved plan was shown as 250 square foot field but seems to be only 200 square feet.

One of the drain tiles is not visible on the aerial map and may not be there or underwater.

JC was concerned about the health risks if the septic system is not maintained or stops functioning.

Randy states that could be a concern if not maintained

Randy said the next type system is a mound design

The board asked Randy to work up a cost for common area maintenance for all the common property.

He will walk the area and MS will coordinate with Randy on that.

The drainage system was video scoped by Huddleston back in 2010 and CT to find out if we can get this video.

SM asked about repairing of drain tiles that have failed by the creek and if ok to repair

He thought that the Illinois drainage law was ok in repairing those kind of tiles on these cases.

Randy was asked his opinion of the Violation letter the board received on April 3rd written by Chris Ranieri of Campton Hills.

He did not believe we were in violation of the Illinois drainage law and he was unaware of this letter. Randy said he is the resource that Campton Hills uses to evaluate these kind of issues.

No decision as to release this report and the board thanked Randy for his time.

Lot 2A1 Adolf VanDril discussion on his concerns about cost to maintain the common property. He did not receive the email that CT sent to him in response to his email to the board and CT to resend. Discussion about this and that the board has voted to table the issue of selling the common property to Campton Hills

Website reviewed and was updated by Eric. We are going to a more user friendly web based site so we can update more easily CT to work with Eric on getting this implemented.

Lot 57 and Violation letter by Campton Hills action discussion. Decision to discuss these issues in closed session regarding best action by the board. CT to setup with DG and the board.

B. Landscaping and Maintenance Committee - Ed Klosowski

EK to talk to Efrain to be sure he is cutting the common areas and review the to do list that was put together by the board last year.

The fallen tree bill by a neighbor is not believed to be an association expense and the owner never got back to us regarding details. Item closed

MS,EK and CT to review the entrances with Efrain on how to improve the areas and report to the board next meeting.

A motion to approve the Landscaping Committee Report was made was approved as presented unanimously by the Board.

C. Architectural Review - Matt Strader

1. Lot 2A2 fence discussed but not voted on
2. Garden fences are seasonal and temporary
3. Lot 57 fence complaint not voted on
4. Lot 37 approved front door to be painted black as the window shutters by SM, second DG.

D. Governmental Liaison Committee- vacant

Campton Township Hwy. Department did replaced damaged street sign above the stop sign at Denker entrance

E. Community Activities Committee- Vacant

- a) Wayne Polek was thanked for his efforts regarding the bonfire.
- b) Bonfire review and recap discussion. Members participation down, Fox River Fire Department stopped by, CT stated we need entertainment and some suggestions such as a Karaoke machine or magician
- c) Clarabell replacement

F. Nominating Committee

- a) Dave Kohlfeld replacement. Lot 95 David Crow is interested. CT to followup on that.

4. Old Board Business

- a) Welcome Packet: Needs to be completed and include Architectural Committee guidelines for homeowner exterior changes. CT to have some printed on hand
- b) Revise April minutes regarding rescinding of the \$50 charge for a release letter.
- c) North creek cleanup to be looked at by MS

5. New Board Business

SM cleanup of common area that members dump. The board agrees that this should not happen but does.

The two lots talked about were lot 52 and 34 but are sure there are others. Can the Board fine the lot owners and clean up the common area and if so what is the best direction? CT to call Bickley regarding direction the board can take. Could we have Rules and regulations to be able to clarify these type items?

Walking paths in the common area that can also work as burn breaks in the unit 3 area was suggested by SM.

Adjournment:

The DG motion, MS 2nd, adjourned the meeting at 9:31 pm.

Submitted by: Steve Michalowski Sr.