

Minutes of Splitrail Farm Property Owners Association

July 15th, 2015

Attendees: Ed Klosowski (EK), Bob Lanning (BL), Matt Strader (MS) , Carl True (CT), Jim Vielbig (JV), Steve Michalowski (SM)

Absent: Joe Cebulski (JC), Dave Goldberg, (DG)

Homeowners Present: Bill Martin lot 56

1. Call to Order: by CT 7:02 at Old Town Inn, Wasco

2. Approval of Meeting Minutes of May 20th, 2015:

A motion to approve the minutes was made by JV, 2nd by BL, approved as written with one grammatical error

3. Committee Reports:

A. Treasurer's Report - Jim Vielbig

Post repair of \$850 not approved until we get approval by AAA insurance. JV to get insurance information and pass on this information to EK so we can get repaired. No cost to association

Efrain was paid second installment out of three for lawn service.

Insurance Workman's comp cost of \$675 still needs to be accepted by the insurance company.

JV to work with Ron Kott to get the nonprofit paperwork and get last years paperwork .

JV to research what we get for the \$650 cost to be sure we are getting the correct information and if we have other options.

CT to talk to our attorney to be sure we have the correct 3025 non profit paperwork filed and in our files.

A motion to approve the Treasurer's report was approved as discussed, unanimously by the Board.

Website CT to work with Eric on getting this implemented and turned over to the association.

Eric is working with two of his guys to get this turned over so we can make changes on a real time basis to the web site.

Should be completed by next board meeting

Lot 57 and Violation letter by Campton Hills action discussion. Board to hire Randy Stowe to write a letter to Campton Hills. The goal is to get this alleged letter rescinded. MS to discuss with Randy about the cost.

A discussion on what action to take about repeat offenders of the CCR's and what to do about this ongoing issue.

Back in 2005 a resolution was added to the CCR's regarding fines. The board agrees that these fines should be enforced and sent with all violation letters. This will also be posted on the web site.

B. Landscaping and Maintenance Committee - Ed Klosowski

EK to handle the broken fence and accident when we get approval by insurance.

EK to get Efrain to cut the common area by lot 25 that is done on a yearly basis.

Lot 46 landscape neglect discussion. The renter has talked to Eric W and EK to call the renter to find out how we can get the property up to the association minimum standards. Board approved spending \$500 to have the grass cut front and back but not the weeding or tree removal at this time. The cost will be billed to the owner of lot 46.

MS talked about the Natural Areas report and the need to have a comprehensive plan to maintain all the common areas. The cost of \$3200 will need a special assessment and this cost is only for the study and not the implementation of the plan. The board's goal is to have a plan and implement it over a number of years. The years of no plan and lack of maintenance in the common spaces is why this will be a onetime expense.

A committee was formed to look at this issue that will be EK, MS and SM. No dates to meet as of now.

The committee will also research the use of herbicides to spray in the common areas and start plans for burning some of the areas.

Elburn Coop can provide the Herbicide and EK will find out if Efrain can spray Herbicides

CT has the 2015 burn permit that he received in an email.

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

C. Architectural Review - Matt Strader

Tree house Lot 30 was not approved and violates the CCR's for a free standing structure. It was discuss that if this plan was submitted ahead of time it would probably not have been approved as is. Board discussed landscaping ideas on how to shield it from the road and lot 31. Does this kind of free standing structure attached to a tree need a permit from Campton Hills? CT to discuss with homeowner.

Lot 91 has not responded to the board or MS regarding the exterior re-siding. Discussion on the Michigan blue door on the home does not go with the rest of the home. MS to get SFPOA stationary and send a written note to the homeowner of lot 91.

D. Governmental Liaison Committee- vacant

E. Community Activities Committee- Vacant

F. Nominating Committee

a)

4. Old Board Business

Lot 57 CT to discuss about nonpayment with Lawyer and advise a plan of action.

Board meeting to discuss plan of action will be at a future meeting date. That has yet to be determined.

5. New Board Business

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Lot 92 complained about flooding behind his property. EK to look at to see if Efrain can cut the brush on common property that impedes the water flow.

Adjournment:

adjourned the meeting at 9:00pm.

Submitted by: Steve Michalowski Sr.