

Minutes of Splitrail Farm Property Owners Association

August 19, 2015

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

Absent: Joe Cebulski (JC), Dave Goldberg, (DG), Steve Michalowski (SM)

Homeowners Present: None

1. Call to Order: by CT 7:07pm at Campton Township Community Center

2. Approval of Meeting Minutes of July 15, 2015:

A motion to approve the minutes was made by MS, 2nd by BL, approved as written.

3. Committee Reports:

A. Treasurer's Report - Jim Vielbig

1. Finances are in good shape, but spending needs to stay in line with budget.
2. 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. No cost to association. (Update: Check received, fence is repaired)
3. Insurance: Workman's comp cost of \$675 was accepted by the insurance company. Policy is in effect.
4. JV to work with ~~Ron Kott~~ KSN to get the nonprofit paperwork filed ~~and get last years paperwork.~~ (Update: Completed)

A motion to approve the Treasurer's report was made by BL, 2nd by MS, all others aye, approved as discussed, unanimously by the Board.

B. Landscaping and Maintenance Committee - Ed Klosowski

1. EK to handle the broken fence and accident when we get approval by insurance. (Update: Completed)
2. EK to get Efrain to cut the common area by lot 25 that is done on a yearly basis. (Update: End of season chore)
3. 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. (Update: Renter spoke to CT about situation. Agreed to have Efrain do weeding. Efrain confirmed it will be done before 9/20)
4. 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.

5. A committee was formed to look at this issue that will be EK, MS and SM. No dates to meet as of now. (Update: JV MS & SM walked the area with Efrain, he declined to bid. MS had the same results with Elburn.)
6. The committee will also research the use of herbicides to spray in the common areas and start plans for burning. (Update: MS has sprayed part of the area with "Rodeo" herbicide and is looking to do more in the next few weeks with a couple of volunteers)
7. CT has the 2015 burn permit that he received in an email.
8. Ed to work with Efrain and other Landscapers for 2016 Budget. Need clearer direction for contractor.
9. Deer stand in back of Lot 59. CT has talked with probable owner. Needs to be removed ASAP
10. Trimming or trails is very poor this year, several complaints. Ed has discussed with Efrain, claims his equipment is getting stuck in mud while clearing. Needs attention and further discussion.
11. Lot 52 Yard maintenance issues. Defer for now, need SM present to discuss if issues still exist.
12. Brush pile in back of Lot 34. Needs follow up to see if homeowner has removed.

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

C. Architectural Review - Matt Strader

1. Tree house Lot 30 was not approved and may violate the CCR's for a free standing structure. CT discussed with homeowner and provided background. Will follow up with a plan / landscaping ideas to see if we will allow it.
2. Lot 92 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 92. (Update: Letter sent to homeowner again)
3. Lot 1 made requests to:
 - a. Plant trees at their expense on common area. Board consensus is against it for precedence. More to follow.
 - b. Window replacement. Need samples, models, etc before we consider.
 - c. Wants variance to park a work trailer 2-3 days at a time. The Board has denied this request. CT to respond back to homeowner on all three items.

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

D. Governmental Liaison Committee- vacant

E. Community Activities Committee- Vacant

F. Nominating Committee

- a) Lot 95 homeowner and a former board member were discussed as potential replacements for openings. CT to pursue both.

4. Old Board Business

- A. Lot 57 CT to discuss about nonpayment with Lawyer and advise a plan of action.
- B. Website CT to continue to work with Eric on getting this implemented and turned over to the association. Goal is to simplify maintenance so Board Members can make changes. Should be completed by September board meeting. Discussion about retaining Intersites on a Time & Materials basis for Website work that we can't handle.
- C. Lot 57 and Violation letter by Campton Hills action discussion. Board to consider 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.
- D. 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.

5. New Board Business

- A. 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.
- B. Welcome Packet. Linda True has volunteered(?) to gloss this up. Need to provide her with existing information.
- C. Fall Bonfire. Board wants to consider cancelling Fall 2015 bonfire and returning to one per year, late summer.

Adjournment: Adjourned the meeting at 9:10pm.

Submitted by: Jim Vielbig