

Minutes of Splitrail Farm Property Owners Association

September 16, 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 7:02pm at Old Town Grill, Wasco

2. Approval of Meeting Minutes of August 2015:

A motion to approve the minutes was made by BL, 2nd by MS, 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 was paid by AAA.
3. JV worked with KSN to get the nonprofit paperwork filed. Mailed in Mid-September to State of IL.
4. Discussed several additions to 2016 Budget. JV will add and distribute preliminary budget prior to October meeting.

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

B. Landscaping and Maintenance Committee - Ed Klosowski

1. EK handled the broken fence repair with Efrain, as well as a few other fence repairs at the same time.
2. EK to get Efrain to cut the common areas by lot 25 & lot 53 at end of year. Quote in hand for \$1200.
3. Lot 46 landscape neglect discussion. Renter contracted with Efrain to do work and pay directly. Work completed as scheduled. Close this issue for time being.
4. Common Area Planning
 - a. SW Area:
 - i. Matt emailed project plan to Board
 - ii. Matt working with Encap to assess if contractor managed makes more sense than Board running this project
 - iii. Matt sprayed Phragmites in his own yard as a test.
 - iv. Deer Stand resolved?
 - b. Comprehensive Planning:
 - i. Natural Areas plan budgeted for 2016. (\$3500)
 - ii. Ed to review detailed landscape maintenance plan with Efrain.
5. Trimming or trails is very poor this year, several complaints. Ed has discussed with Efrain. Progress?
6. Lot 52 Yard maintenance issues. Suggest a Board letter to lot owner noting condition needs to improve.
7. 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 by JV, 2nd by MS and approved as presented unanimously by the Board.

C. Architectural Review - Matt Strader

1. Tree house at 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 siding work w/o notifying board: Details received from lot owner and scanned to Lot 92 shared drive.
3. Lot 1 made requests to:
 - a. Plant trees at their expense on common area. Board consensus is against it for precedence.
 - 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. **UPDATE?**

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

D. Governmental Liaison Committee- vacant

1. Question raised about SFPOA surface road repaving schedule. CT to reach out to Sam @ Campton Township Hwy dept.

E. Community Activities Committee- Vacant

1. Cancel Fall Bonfire. Change schedule back to one per year, late summer

F. Nominating Committee

- a) Lot 95 homeowner and a former board member were discussed as potential replacements for openings. CT has pursued both. BL to talk to new resident of Lot 26

4. Old Board Business

- A. Website: CT is working with Eric to move website maintenance 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.
- B. Violation letter from Campton Hills 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.
- C. 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. **UPDATE?**
- B. Welcome Packet. Linda True has volunteered(?) to gloss this up. Need to provide her with existing information.
- C. Status of Lot 71 Van Der Snick. Appears to have moved, new renters?

Adjournment: Adjourned the meeting at 8:14 pm.

Submitted by: Jim Vielbig