

Minutes of Splitrail Farm Property Owners Association

February 17, 2017

Attendees: Bob Lanning (BL), Matt Strader (MS), Jim Vielbig (JV) Steve Michalowski (SM)
Ed Klosowski (EK) Joe Cebulski (JC)

Absent: Carl True

Homeowners Present: None

1. Call to Order: by CT 7:00pm Campton Assessor's office

2. Approval of Meeting Minutes of December 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. Insurance was paid and no mulch is budgeted for this year.
2. 7 lots unpaid or under paid assessments and JV will watch and let us know if any follow up is need regarding unpaid assessments.
3. The 2014 and 2115 year end reports have been filed with the government.
4. EK submitted bill for winter wreaths
5. JV has 500 sheets of stationary for official use by the board.
6. PO box was paid.

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

B. Landscaping and Maintenance Committee Ed Klosowski

1. Discussion on the down splitrail fences and what action is required since the money of \$1500 was approved in the last meeting. EK to get Efrain to pick up rails and stack them so they do not look so unsightly. . EK and MS to present a plan about replacement of some of the fences and look at eliminating some of them. No money to be spend until the ground is ready.
2. Common Area Planning by Natural Areas plan budgeted for 2016. MS to coordinate with Randy on when he wants to come out and let the board know.
3. Encap is set to have a controlled burn between March 14th and April 20.
4. They will take care of sending out letters to the adjacent homeowners and calling the fire department. Board to provide a list of names to Encap.
5. Encap will cut fire breaks and let the Board know a better date when available.
5. Tree branches on the ComEd lines have not been taken care of and still on the to do list for ComEd
The tree branches are interfering with the lower lines that are Comcast and ATT

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. MS drafted a letter asking Lot 30 to submit a plan with landscaping for approval. Board approved letter to be sent
2. Lot 64 to replace shakes and replace with asphalt shingles EK brought samples of the shingles. Approved by board.

D. Governmental Liaison Committee- vacant

Glenwood Boys home got voted down by the Country Board 7-0

E. Community Activities Committee- Vacant

None scheduled

F. Nominating Committee

The Board needs to find more active board members. Dennis Mahoney lot 28 may be interested and Domenick Gallo . EK to talk to Dennis Mahoney

G. Old Board Business

1. Web site needs someone to update and understand. If we can not find anyone we need to hire someone to be able to update the web site when needed.
2. JC was giving and update about the lawsuit. We are still in discovery phase and the reponse to the lawsuit has been filed.

H.New Board Business

1. EK said beavers made another dam and are in the process of building another. Board to look at the issue with the creek on Saturday to assess what needs to be done.
2. Water is building up by the creek and MS will ask Randy of Natural Areas to look at
3. The West end of the property needs to be surveyed. No money available in budget but agreed that this was a good idea.
4. BL to pick up signs and put out for next meeting

Adjournment: Adjourned the meeting at 9pm.

Submitted by: Steve Michalowski