

Minutes of Splitrail Farm Property Owners Association

April 20, 2016

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

Absent: Matt Strader

Homeowners Present: Joe Miller - Lot 57, Rebecca Strader Lot 55

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

2. Approval of Meeting Minutes of February 2016:

One correction was made. A motion to approve the minutes was made by BL, 2nd by EK, approved by all as written.

Special Action: Nomination Confirmation for Domenick Gallo (DG Lot 26) and Becky Curtis (BC Lot 39)

A motion was made to approve the appointment of Domenick Gallo and Becky Curtis to the SFPOA Board. JV approved as the 1st, BL as the 2nd. All board members aye, Domenick and Becky have joined the board.

3. Committee Reports:

A. Treasurer's Report - Jim Vielbig

1. A separate reserve fund suggested by JV, initially funded with \$2,000 budgeted for 2016. DG approved as 1st, CT as second. EK opposed, all others aye. Motion passed.
2. All lots are current with their assessments.
3. 1st 1/3rd of landscaping bill paid to Keeping It Greener
4. 2016 mulch bill not paid. EK renegotiating into 2017 contract
5. \$500 repair to beaver dam paid

A motion to approve the Treasurer's report was made by EK, 2nd by BC, 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. EK to review with Efrain to see how for our \$1500 budget will go as a start.
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. (Targeting June 2016 SFPOA Meeting)
3. Encap completed prescribed burn in April. Comment from Joe Miller that Encap burned ~ 2 acres into Grey Willows farm. Matt addressing with Encap.
4. 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
5. Keepin It Greener has submitted a proposal for 5 years, 2017 - 2021. Total outlay for 5 year plan is \$110,405, or 3.5% increase from previous contract started in 2012. Mulch is applied 2017, 2019 and 2021 and is now included in the contract, not as an add-on charge. This cost also includes fence repair in 2016 and fence maintenance for 2017-2021.
6. Drainage issue in Common Area between lots 63 & 64, adjacent to Ferson Creek. \$200 authorized for Efrain to dig current ditch deeper and wider. Motion made by BL 1st, JV 2nd, all approved. EK also presented bids from Starks for \$1700 and HMD for \$3500 as more of a permanent solution. We will table those for now to see how Efrain's efforts take effect.
7. Several sign lights failed and were replaced by JV under warranty
8. Deer tree stand in the common area behind lots 55 - 57 has been removed and discarded.

Motion to approve Landscaping Committee Review was approved by all.

C. Architectural Review - Matt Strader

1. Tree house at Lot 30 still not a closed item. MS has requested further planning from the lot owner.
 2. Lot 91 continuing discussion on storm overflow. CT reviewing options with Lot Owner
 3. Lot 5 tree removal was approved via email
 4. Lot 1 change requests for windows, patio, walkway, brick face on home & barbeque center were put forward as a motion to approve: JV 1st, EK 2nd. All Approved
 5. Lot 46 fallen concrete lamp post in front yard needs removal. Note from MS to Lot Owner
- Motion to approve Architectural Review was made 1st by CT, 2nd by EK, approved by all.

D. Governmental Liaison Committee- vacant

1. Joe Miller gave an overview of the Grey Willows V3 project. Offered assistance to see if this might be a consideration for SFPOA.
2. Joe also took an action item away to speak to the Township Highway Dept. about cleaning out the Denker Road culverts.

E. Community Activities Committee- Vacant

1. Fall bonfire proposed for October 1st.

F. Nominating Committee

1. All Board positions up for reelection in November 2016

G. Old Board Business

1. Web site needs someone to update and understand. CT is attempting to handle this
2. The West end of the property needs to be surveyed. No money available in budget but agreed that this was a good idea

H. New Board Business

1. BL to pick up signs and put out for next meeting, We need to get our schedule out again if a Board member can update the 2014 version Carl pulled together. (On Google Drive)

Adjournment: Adjourned the meeting at 9:05 pm.

Submitted by: Jim Vielbig