

Minutes from Splitrail Farm Property Owner's Association Board Meeting

June 15, 2016

Campton Township Assessor's office Wasco, IL

Attendees: Carl True, Jim Vielbig, Ed Klosowski, Matt Strader, Bob Lanning, Wayne Polek, Becky Curtis

Absent: Domenick Gallo

Home Owners Present: Bill Funk, (Lot 25) Lisa Vielbeg (Lot 47)

1. Call to order – Carl True at 7:01PM

- a. Bob set a motion to approve Wayne as a Board Member, Jim second.

2. Approval of April 2016 Meeting Minutes

- a. Jim motion to approve meeting minutes, Wayne second, approved by all as written

3. Treasurer's Report – Jim Vielbig

- a. May 2016 YTD financials: Slightly behind schedule compared to last year because the bills just went out.
 - i. Accounting bill is projected to be low this year
 - ii. Additional assessments should be up \$10,000 this year but our budget for FY2016 projects will draw on the additional revenue to fund the budgeted items
 - iii. Haven't yet drawn from the mulch budget this year.
- b. Questions/Comments
 - i. Bill Funk (Property owner) called out are area where there are bushes that aren't looking health and some trees that are also
- c. A motion to approve the Treasurer's report was made by Bob, 2nd by Wayne, all others aye, approved as discussed unanimously by the Board.

4. Landscaping & Maintenance Committee – Ed Klosowski/Group

- a. Keep-n-It Greener Contract Status
 - i. Updates and Next Steps
 - 1. Splitrail Farm signed a 5-year extension (through 2021) with Keep-n-It Greener (Ephraim). Fencing expense will be part of next years contract that we signed. Additionally, fence maintenance will be part of the ongoing expense each year.
 - 2. The Keep-n-It Greener team is keeping up with the open space mowing and it is looking much better. Matt had a chance to walk the area and all paths are mowed.

- b. Southwest common area maintenance
 - i. Spraying – The ideal time to apply herbicide to the invasive species (phragmites, canary grass, cattails, etc.) is during the month of July when the tassels appear on the grasses and seeding begins. Would like to set a date in the next few weeks to get out and spray the South West area.
 - ii. Would like to do July 9th or 10th. As a work day to start the work on the spraying. Seeding can begin when most of the invasive species are removed. Next spring, post burn, may be the best time to initiate this process.
 - iii. **Miscellaneous Items:** Carl has spoken with V3 (environmental company) to explore what we might be able to do with some portion of Splitrail Farms wetlands area to piggy back on the Grey Willows wetlands restoration work that is soon to begin. The concept is one of wetland credits. If V3 restores some of Splitrail Farms property, credits would be created that could be used by developers in Illinois that are draining existing wetland habitat. Potential work with V3 would also restore a portion of our property to the desired highly valued wetland status.
- c. Natural Areas Master Plan Assessment & Report
 - i. We received Natural Area, Randy Stowe author, Open Space report and held a brief discussion. The recommendation was made to convene a separate sub-committee to discussion to decide next steps. The Board agreed with this approach and will look to prioritize the work to be done and establish an overall long term strategy and objective.
 - 1. Sub-committee Members, to be defined outside of this meeting.
 - 2. Carl will look at the availability of the Campton Township to hold an Open Space Plan review with the entire Property Owners to review
- d. Invasive species spraying and dead rot removal along creek that runs through the middle of the subdivision (work done by Jim, Matt, Carl)
- e. Landscape update from Ed: Fence Repair planned on being replaced by June 30th. Dead tree removal and replacement, next to Lot 1 in easement is planned on being replaced by June 30th. Clogged drain outlet pipe and blowout review (behind Lot 64, Klosowski). Permit application work was done on June 6th by Starks and permits were sent to the Army Corp of Engineers. We are looking at the possibility of using the same group who Roto-Rootered our drainage tile a number of years previously. Additionally, we will ask the home owner(s) to clear out any vegetation on top of the tile where there are drainage issues to prevent a re-occurrence of this issue. Finally, the idea is to use the entry point on the drainage tile, that was installed in the last Roto-Rooter exercise, to enter the tile and route out the area.

- f. Berm height update (berm behind Lot 91, Hanebrink). We discussed an option to move soil from lot 93 to build up the berm behind lot 91. Carl will ask the contractor if there is a solution that will allow us to minimize the disruption to our property owners. Carl will reach out to the pool contractor to look at options to expand the height of the berm behind lot 91.
- g. Lot 6 (Baran) farmer drain tile clogged, resulting in a 3-foot wide x 15 foot long pool of standing water approximately 1-3 inches in depth.
- h. Lot 21 (Victor) backyard continual wetness issue. Latest update, Tom Huddleston visited the site and suggested that the Victor's get a 2nd opinion on the possibility of septic system failure. Carl provided update that the septic system is the problem. The Victors are pursuing options with a local company (Stark) to remediate the problem.
- i. Property Owner Feedback: Lisa V. (Lot 47) shared concerns about the upkeep of the lot. Overgrown weeds, portions of the yard are unattended and overgrown, paint is peeling and the exterior is in need of maintenance. The board agreed that we should put together a strongly worded letter addressing the unattended maintenance: shrubbery, planters, paint and peeling exterior and railing, overgrown beds, un-mowed lawn, and a need to provide a plan with the appropriate remedy this within 2 weeks. We would like to see the lot owner comply the CCR's that require each resident to maintain a neat appearance. Also reference the ongoing parking of cars on the lawn.

5. Architectural Committee – Carl True

- a. Lot 14 (Goldberg) Window replacement request. Approved by Board on June 15th.
- b. Lot 5 (Garbrecht) Swing set approval. Approved last month.
- c. Lot 47 (Vielbig): Prior approval was granted for exterior home painting and tree planting.
- d. Lot 93 (Hoppes) swimming pool request: We are looking for the Hoppes to re-submit the request. Approval was granted based on a study of the septic system plan. However when the pool excavation began, it was discovered that the septic system was mismarked and the orientation of the pool required some alternation. We look forward to reviewing the updated plans.
- e. Wayne has graciously agreed to accept the position of the Architectural Committee Lead as Matt has taken on the position of Secretary/VP.

6. Governmental Affairs

- a. **Any items?** No Items

7. Nominating Committee – No current chair

- a. Still have one seat available for the Board. Would like to add another Board Member for next year.

8. Community Activities

- a. Fall 2016 Bonfire, Saturday, October 1st. Wayne to communicate specific date with the Board in the coming weeks. Looking at options to start a

little earlier in the year, have a bags tournament, chili cook off, and possibly car show.

9. Website Management

- a. No issues

10. New Business

- a. **Lot 1:** Continues to park a trailer in the driveway. Prior communication was sent to the homeowner. The Board will follow up with a letter and fine.
- b. **Lot 34:** The burn pile in the back of lot 34 continues to have an unattended yard waste pile. Jim will take a look at a file and communicate with the lot owner.

11. Adjourn: Adjourned the meeting at 8:26 pm.