

**Splitrail Farm Property Owner's Association Board
Annual Meeting – November 2016**

**Campton Assessor's office
Wasco, IL
Monday, November 14, 2015
7:00pm**

Attendees: Carl True (CT), Jim Vielbig (JV), Matt Strader (MS), Bob Lanning (BL), Becky Curtis (BC), Domenick Gallo(DG), Ed Klosowski (EK)

Absent: Wayne Polek

1. Call to order – Carl True at 6:58

2. September 2016 Minutes - Matt Strader

1. Motion to approve Bob, Becky second. All approved. Motion passed to approve September's meeting minutes.

A. Questions/Comments Approval

3. Treasurer's Report – Jim Vielbig

A. Review of 2016 YTD SFPOA financials

1. Questions/Comments: Month ending October, surplus of \$7,159.52. Extra 2016 expense spent on common areas, drainage, burn, studies, spraying, etc.

B. Review of FY 2016-17 budget – Jim Vielbig/Group

1. Questions/Comments: All SFPOA association dues are current. Cash on hand of over \$48,171. Planning on putting \$7,000 of 2016 surplus in additional account. Will separate operating and reserve. Ed made a motion to put the \$7,000 in reserve account, Bob second the motion all approved. Motion passed.
2. Budget Approval. Matt made a motion to accept the 2017 budget and Becky second the motion, all approved. Motion passed.

4. Landscaping and Maintenance – Ed Klosowski – Chair

A. Common Areas

1. Broken fencing

- i. Splitrail Lane cul-de-sac
- ii. Wayne Polek's cul-de-sac

- iii. Others? Matt to reach out to Randy to explore options to be on hand for spraying application and possibly burn.

2. Drainage easement issue - Lot 8. Joe Miller notified the Board of a drainage issue on the drainage on Splitrail Lane. The township highway department will remediate this issue in the spring of 2017. No Board action required.
3. Pine tree planting - Lot 1. The Board agreed that the trees and initial mulching of the trees are homeowner's responsibilities. If there is a die back of the trees, the lot owner will be responsible for replacing the trees at his/her own expense. Jim made a motion to accept the 2017 budget and, Bob second the motion all approved with 1 opposed. Motion passed.
4. Drainage berm drain pipe – Ed and Carl will walk the common area where the broken concrete drain pipe through the berm is located. Ed will then reach out to Stark to work on getting a quote to repair.
5. Ed will reach out to Efrain to walk the common area and look to plant 2-3 new trees next year, to replace removed Ash trees.
6. Ed will reach out to Efrain to begin discussions about re-designing the landscaping in the planter around the Splitrail sign on Denker and Splitrail Farm.

B. **Review of 2016 initiatives:** As a follow up to the February 27, 2016 memo to all home owners, progress is being made on the pending legal claim. Depositions have taken place and the two parties are moving forward with the process. We anticipate having more information in the coming months.

C. **Architectural Review – Wayne Polek - Chair**

1. No open items
2. Brief review of 2016 activities

D. **Governmental Affairs**

1. Any updates? Nothing to report.

E. **Nominating Committee – No current chair**

1. Election results: 50 homeowners responded, all of the current Board members were approved, write-ins were provided 2 for Eric Weidl, 1 for Steve Michalowski 1, and Jenny Maxwell. Motion to approve the nomination of Carl, Bob, Becky, Jim, Ed, Domenick, Matt, Wayne, was made by Jim, second by Bob, with all voting in favor, motion passed.
2. Still looking for one more Board member – Carl will reach out to those who were write-in nominations, to see if there is an interest in joining the Board.

F. **Website** – No new updates

G. **New Business**

1. New items brought forward

Adjourn: Monthly meeting adjourned at 7:28

2016 SFPOA Financial Highlights

Landscaping Highlights:

1. Installed 70 foot drainage tile pipe - worked with Army Corp of Engineers, Campton Hills, and Mike Starks to install.
2. Established new landscaping contractor split rail fence maintenance program. Efrain's contract was renewed.
3. Replanted five lilac bushes.
4. Controlled burn of 10 common space acres southwest of subdivision. Natural herbicides were sprayed to contain evasive species of plants.
5. Township drainage culvert pipe west of Denker Road was cleared. Also drainage berm was reestablished to prevent residential flooding.
6. Planning with Efrain to review options to replace 3 or 4 dead trees. Ed to coordinate options to spruce up the Denker sign and landscaping – model after western entrance.

Open Space Update:

1. In Spring of 2016, Randy Stowe of Natural Areas was contracted to perform a comprehensive evaluation of Splitrail Farms Open Space Areas (\$3,200)
2. Special meeting held in September with SFPOA in September to review Randy's findings. Next steps involve the creation of a task force charged with building a multi-year plan.
3. Randy's urgent recommendation required SFPOA burning the highly invasive grasses - Phragmites - in the western Open Space
4. Burn conducted in April of 2016 (\$5,080)
5. Approved multiple home improvements in 2016 - Pool, siding & window replacements, tree removal, etc.
6. Looking for a quote to repair the drainage culvert in the eastern part of the open space. Looking for Stark and Ed White to provide an estimate.
7. Carl to reach out to Jack Shuba for support to burn the area near Barnside.

2016 was a solid year for the association, continued strong management of revenue and expenses. Highlights for the year include:

1. Revenue from Association Member dues rose \$9,600 to 48,000, as budgeted, in 2016
2. Cash on-hand is at \$40,100, a little over \$10,000 more than 2015 at year end.

3. 2016 Expense spending was \$1,500 higher than 2015. Specific variances included:
 - a. Community activities down \$800 to budget and compared to 2015. Timing of expense submissions were delayed due to late bonfire.
 - b. Landscaping was \$2,200 below budget, \$2,700 over 2015:
 - i. +\$5,000 for prescribed Burn
 - ii. +\$3,000 for Natural Areas study
 - iii. -\$1,500 for fence repairs, which were rolled into 2017 landscape contract
 - iv. -\$5,500 for Mulch, deferred until 2017
 - v. +\$2,000 for Stark pipe repair in common area by Ferson Creek
 - vi. +\$1,500 for excavation and berm repairs in common area by Hannebrink.
 - vii. +\$1,000 for Beaver Dam repairs
4. Net Income is \$7,100, or \$4,900 of 2015. Recommend \$5-7,000 go into reserve.

2017 Budget

1. Landscaping down 10%
2. Insurance up 100% due to claim

Projected net income of \$7,300. Unbudgeted repairs will come out of this bucket.