

Minutes from Splitrail Farm Property Owner's Association Board Meeting

September 14, 2016

Campton Township Assessor's office
Wasco, IL

Attendees: Carl True, Jim Vielbig, Ed Klosowski, Bob Lanning, Domenick Gallo

Absent: Wayne Polek, Matt Strader, Becky Curtis

Home Owners Present: Donna Shaw (Lot 63)

1. Call to order – Carl True at 7:03PM

2. Approval of June 2016 Meeting Minutes

- a. One correction requested to the minutes. Jim will make the change. Bob made a motion to approve meeting minutes, Jim second, approved by all as written

3. Treasurer's Report – Jim Vielbig

- a. Cash on hand in \$14k higher than 2015 due to increase in dues. 75% of year completed, 65% of budget consumed.
 - i. Legal costs running far below projection from KSN, primarily due to insurance covering fees for Lot 57 legal action.
 - ii. Landscaping below budget due to no fence repairs, incorporated into contract now, light tree maintenance. Last quarter of this year will have significant expenses.
 - iii. Bonfire expense is now annual instead of bi-annual.
 - iv. Approval given for Jim to move \$2000 into new, separate reserve account at Harris. Additional funds may be moved after the year closes.
- b. A motion to approve the Treasurer's report was made by Ed, 2nd by Bob, all others aye, approved as discussed unanimously by the Board.
- c. **FY 2016 Preliminary budget will be sent to board after September is closed, approximately Mid-October. I will estimate balance of spending for the year and incorporate additional expenditures discussed during the month. Annual Meeting will be held in conjunction with our regular November meeting, 11/16/2016. Budget needs to be in the hands of lot owners 72 hours before this meeting.**

4. Landscaping & Maintenance Committee – Ed Klosowski/Group

- a. Lot 70 has new residents. Ed reviewed the location of dead trees and bushes and determined that they are all on homeowner property, not common area. We wait until spring to see what, if any plans the homeowners have for replacements before contacting them.
- b. Fence repairs have been completed with the exception of a new broken section just discovered.
- c. Southwest common area maintenance
 - i. Spraying was completed by Matt & Rebecca, Wayne and Jim. Took just a couple of hours to spray the intended area. Thanks to those who pitched in.
 - ii. V3 Update: Carl has had several discussions with V3 around the large common area getting evaluated for wetland credits, either on its own, or as a part of the Gray Willows project. There are a number of complications relative to cost vs. benefit for V3, but they are taking a look at this project. Carl will remain the Board's point of contact. If there are questions, please refer them to him.

- iii. Donna Shaw has been working the responsible governmental agencies on behalf of the Board. She (and Ed) provided updates from their contacts with these groups.
- d. Natural Areas Master Plan Assessment & Report
 - i. We received Natural Area, Randy Stowe author, Open Space report and held a brief discussion. At this point we are still trying to get a time that works for all involved to make a presentation to the interested Lot owners. Carl will look at the availability of the Campton Township Community Center on 10/17 for this review.
 - e. Clogged drain outlet pipe and blowout review: (behind Lot 64, Klosowski). Work completed and approved by the village on 9/6. Final grading still to occur in the near future.
 - f. Berm height update (berm behind Lot 91, Hanebrink). Work was completed successfully in July and August by Aqua Serv and Efrain.
 - g. Lot 21 backyard continual wetness issue. Latest update: Victors are pursuing options with a local company (Stark) to remediate the problem. It may be as simple as their water treatment system cycling daily, throwing hundreds of gallons of water into the septic field. the adjustments appear to be working.

5. Architectural Committee – Carl True

- a. Lot 93 (Hoppes) swimming pool request: The pool is completed, landscaping underway to match the plan submitted 5/23.

Jim made a motion to approve the Architectural and Landscape committee updates, Domenick 2nd, approved by all as written.

6. Governmental Affairs

- a. **Any items?** No Items, other than work with agencies around the common area projects.

7. Nominating Committee – No current chair

- a. Election process is underway. Wayne will lead with process with assistance from Becky and Linda True.

8. Community Activities

- a. Fall 2016 Bonfire, Saturday, October 22st. Need input from all Board members for suggestion about activities, especially for younger kids, and possible food alternatives to grilling. Domenick is investigating the food and many ideas have already been submitted for activities.

9. Website Management

- a. No issues, Carl is managing to keep it up to date. New email service is called 1 and 1. Instructions on how to manage the emails listings were uploaded by Eric Wiedl.

10. New Business

- a. **Lot 1:** Continues to park a trailer in the driveway. Prior communication was sent to the homeowner. Two letters have been sent and two fines have been added to their account. (\$100)
- 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 9:00 pm.