**Minutes from Splitrail Farm Property Owner's Association Board**

**Campton Assessor’s office**
**Wasco, IL**
**Wednesday, February 15, 2017**
**7:00pm**

**Attendees:** Carl True, Jim Vielbig, Ed Klosowski, Bob Lanning, Becky Curtis

**Absent:** Wayne Polek, Domenick Gallo

Home Owner attendee: Mike Curtis

1. **Call to order – Carl True 7:01**
2. **2017 Board Officers Nominations:**
	1. Matt made a motion for Carl to continue in his role as President, second by Bob, approved by all as written**.**
	2. Secretary, Jim made a motion to approve Matt for the Secretary position, Ed second, approved by all as written.
	3. Treasurer: Bob made a motion for Jim to continue in his role as Treasurer, Becky second, approved by all as written.
3. **November/Annual Minutes Recap** - **Matt Strader**
	1. Questions/Comments
	2. Approval: Jim made a motion to approve, Matt second, all approved as written.
4. **Treasurer's Report – Jim Vielbig**
	1. Review of 2017 YTD SFPOA financials
	2. Questions/Comments
		1. Jim (Primary) and Matt (secondary) co-signed to setup a new bank account for Splitrail Farms Property Owners Association.
		2. Jim reported that he was able to create online access to the new account.
		3. Right now we have 12 owners’ with13 lots are past due. Total in arrears is $3,100. Second notice has been sent to all property owners who are past due.
	3. Becky made a motion to approve the Treasurer’s report, Bob second, all approved as written.
5. **Landscaping and Maintenance – Ed Klosowski – Chair**
	1. Common Areas
		1. Matt Strader walked the team through the invasive species survey map. The Board reviewed highest priority area (corner of Cutwood and Splitrail) to address this spring. We will send an email communication to the homeowners, highlight an opportunity to learn more about the invasive features in our neighborhood, simple ways to identify invasive plants, and start the process of remediating (cut and control) the invasive species. Matt will work with Randy Stowe from Natural Areas to conduct the education and kickoff the process.
		2. Matt to look into expanding our survey to include additional open areas – Silver Glen and Denker
		3. Looking at options to burn canary grass between lot 49 and 46. As well as the lot adjacent to lot 52 and Denker. This will promote the expansion of wildflowers and reduce the non-desirable invasive species. The Board discussed reaching out to Jack Shouba to work with us to burn these areas.
		4. Collapsing drainage pipe. Carl and Ed to review this before our next board meeting and will be prepared to update for the Board. The resolution of this item is a priority based on the volatility of the condition.
	2. Broken fencing – Fencing next to lot 48 has one fallen rail. Ed will follow up on this item.
	3. Drainage easement issue - Lot 8. Highway department should be out this Spring to address the standing water in front of Lot 8
	4. Review of 2017 initiatives
		1. Redesign Splitrail & Denker entrance
		2. Tree planting – We have $1,000 for trees in the budget. Ed to look at the trees that were removed near the bonfire location.
		3. Mulching (per Efrain’s contract?)
		4. Replace metal street sign pole (Hoeweed/Splitrail). Carl proposed replacing the steel pole with a wooden pole to match the poles in the neighborhood. Carl to contact ~~the~~ Sam Gallucci with the Campton Township Highway Department.
		5. Common area maintenance priorities
			1. Creek path in middle of subdivision. Board agreed this should be the primary focus for 2017 to control the invasive species.
6. **Architectural Review –  Wayne Polek  – Chair**
	1. No open items
7. **Governmental Affairs**
	1. New items. Hearing scheduled for Monday February 21 to review the petition for the approval of a drug rehabilitation center on Silver Glen. Resident, Joe Miller, emailed the Board to create awareness for the upcoming hearing that is taking place on Monday February 21.
8. **Nominating Committee – No current chair**
	1. Need two Board members (One open, Wayne’s seat). We have 2 open Board positions that need to be filled.
9. **Website**
10. **New Business**
	1. New items brought forward
11. **Adjourn @ 8:01:** Motion to adjourn by Jim, second by Carl, all approved.