**Minutes from Splitrail Farm Property Owner's Association Board**  
   
**Campton Assessor’s office**  
**Wasco, IL**  
**Wednesday, April 19, 2017**  
**7:00pm**

**Attendees:** Carl True, Jim Vielbig, Ed Klosowski, Bob Lanning, Domenick Gallo, Wayne Polek, Matt Strader

**Absent:** Becky Curtis

1. **Call to order – Carl True 7:04**
2. **February Minutes Recap** - **Matt Strader**
3. Questions/Comments.
4. Approval: Bob made a motion for acceptance of the meeting minutes, second by Jim, approved by all as written**.**
5. **Treasurer's Report – Jim Vielbig**
   1. Review of 2017 YTD SFPOA financials
   2. Questions/Comments
      1. SFPOA currently show as positive variance to budget. Additionally, we are building a reserve as defined in our annual budget.
      2. Assessment status: As of today, 1 payment is past due and 2 property owners have made partial payments. We currently have ~$477 of unpaid assessments.
   3. Approval: Matt made a motion to accept the Treasurers report, second Bob, approved by all as written.
6. **Landscaping and Maintenance – Ed Klosowski – Chair**
   1. Common Areas
      1. Retention berm collapsing drainage pipe – update
         1. Ed contacted Mike Stark regarding pipe in the middle of the middle of the division
         2. Drainage follow up behind Old Farm Road leading to Ferson Creek. Looking to place a heavy sewer cover on the opening.
   2. Broken fencing – more fencing down in several places
      1. Four areas require fencing repair. Ed has itemized the areas where repairs are required. Fence will be repaired by Memorial Day.
   3. Review of 2017 initiatives
      1. Redesign Splitrail & Denker entrance
         1. Denker update: Two spotlight systems, 1 not working that will be replaced. Also dead shrub in the area – burning bush. Bush will be removed and overgrown roots will be dug up. Looking to add, azaleas, 3 summer snowflakes and 3 bird nest spruce plants. Awaiting a price from Ephraim.
         2. Island near Denker entrance is currently being mulched. Ephraim is looking to add lilacs clusters to match the current plants in the island. Awaiting price for this plan as well.
      2. Mulching (per Efrain’s contract?)
      3. Neighborhood clean-up day
         1. Targeting the May 13th as the cleanup date
      4. Date for event –Matt to circulate proposed date to the SFPOA Board. Once agreed, email will be sent out to all property owners outlining our plan for invasive plans, BBQ, etc..
      5. Location – Areas of highest priority are the creek banks in middle of subdivision.
      6. Other?
         1. Looking at potential of placing a sugar maple on Splitrail next to the bonfire area. Estimated cost to replace tree is $500.
         2. May 1 to May 5 brush pickup will be conducted by the Campton Hills Township. Carl to send email to SPOA Residents.
         3. Motion by Ed to approve $500 for a new tree in the bonfire area, second by Bob, all approved as written.
         4. Jim passed a motion to approve the Landscape and Maintenance report, Wayne second, all approved as written.
7. **Architectural Review –  Wayne Polek  – Chair**
   1. No open items
8. **Governmental Affairs**
   1. No new items
9. **Nominating Committee – No current chair**
   1. Still need two Board members (One open, Wayne seat).
10. **New Business**
    1. CCR home ownership and rental language – CCR’s don’t restrict homeownership to individual parties – discussion.
       1. There are currently no restrictions to the type of entity or individual that can purchase a home – corporation or individual(s). Discussion around tightening up homeowner definition in our CCR’s. Suggestion to include language for corporate buyout by a company. Carl will work with our attorney to look at provisions to amend the current CCR’s to define ownership and need for third party entity or home owner to complete a background check if leasing the property to lessees.
    2. Fall 2017 bonfire date
       1. Looking at October 21 for the SFPOA bonfire date. Will communicate this day in upcoming proper owner email. Looking at opportunities to expand property owners’ participation. What activities can we include to expand attendance? Seeking ideas from Board members and property owners.
11. **Adjourn @** 7:52