

Minutes from Splitrail Farm Property Owner's Association Board

Campton Assessor's office

Wasco, IL

Wednesday, June 21, 2017

7:00pm

Attendees: Carl True, Jim Vielbig, Ed Klosowski, Bob Lanning, Matt Strader, Becky Curtis, Domenick Gallo

Absent:

Homeowners: Marty Jensen from lot 7. Donna (last name) from lot XXX, Jessie Padron Lot 1

1. Call to order – Carl True 7:01

2. April Minutes Recap - Matt Strader

- a. Questions/Comments.
- b. Approval: Bob made a motion for acceptance of the meeting minutes, second by Jim, approved by all as written.

3. Treasurer's Report – Jim Vielbig

- a. Review of 2017 YTD SFPOA financials
- b. Questions/Comments
 - i. Legal fees and insurance cost run rate is higher than forecasted. Expected increase cost on both line items for the remainder of the year.
 - ii. \$7,000 reserve is still intact. Currently a \$40,000 balance in the account. On track to finish under budget. No other large expenses forecasted with the exception of those referenced above.
- c. Approval: Matt made a motion to accept the Treasurers report, second Bob, approved by all as written.

4. Landscaping and Maintenance – Ed Klosowski – Chair

- a. Common Areas
 - i. Retention berm collapsing drainage pipe – update
 - i. Mike Stark and provided Ed with a recent update. Stark is booked until end of July. Stark recommended Tom Huddleston as an alternative if we aren't comfortable with that date.

- ii. Pipe behind Ed's home. Certification letter sent by Ed to the Arm Corps of Engineers. Inspection completed by the Village (Chris Reneire).
- b. Review of 2017 initiatives
 - i. Redesign Splitrail & Denker entrance
 - i. Island was updated with shrubs. Mulching applied when plantings were complete. Approximately half of the planting was done in the area near the sign at the same location. Ed also spoke with the Nelson family regarding tree and landscape maintenance that is their responsibility to repair (corner of Old Farm and Splitrail Lane).
 - ii. Mulching: Mulching has been completed by Efrain. All of the areas expected to be addressed have been addressed.
 - iii. Neighborhood clean-up day
 - i. Date for event – Small group to tackle the common area clean up in the next few weeks. Looking to hold a few weekend clean up days in the summer and discuss a new neighborhood wide date during next Board Meeting.
 - ii. Location – TBD.
 - iv. Other:
 - i. Ed collected some information from the Historic preservation society. Learned that Denker farm (207 acres) was purchased in 1896 by Fred Denker. He called it the Homewood Farm.
- c. New Business
 - i. Homeowners reported that dog owners are not cleaning up after their pets. Carl will send a note to the homeowners reminding them to clean up after their pets.
- d. Approval: Bob made a motion to accept the Landscape report, second by Jim, approved by all.

5. **Architectural Review – Position is currently without a Chair.**

- a. Lot 1 – Tree house submittal, final decision: Reviewed the item at length with the Board members. Unanimous decision to deny the tree house due to the location of permanent structure on the lot line. Question came up regarding the owners of the property. It was determined that the current occupants are not the owners.
 - i. Motion to deny tree house: Jim made a motion to deny the request for a tree house, second by Bob, all agreed to deny the motion.

6. **Governmental Affairs**

- a. No new items

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

- a. Still need two Board members (One open, Wayne seat).

8. **New Business**

- a. Lot 1 – Tree house submittal, final decision: Discussed in Architectural Review section.
- b. Lot 7 – Easement water backup: Marty (Lot 7 homeowner) attending meeting. Bob contacted Sam Gallucci (Township Road Supervisor) to review the water flow. Sam said they could not do a great deal but recommended cleaning out the flow that diverts water to the culvert. Bob also spoke with Chris Lauzen (Kane County Board President) to review the issue. Ken Anderson who is a County Water Engineer spoke with Bob based on a reference from Chis Lauzen. Looking to establish budget to remediate these items in the in future years – possibly 2020. Bob will attend meetings in the future to provide representation for SFPOA. Carl is working with Active Excavating to address the drainage issue for Lot 7, using water jetting to clean out the clogged pipes from lot 7 to the creek.
 - i. Discussed creating a general communication to all of the property owners regarding maintenance of culverts if attention is required. The township will work with the homeowners to resolve issues. Ed also suggested homeowners speak with their adjacent homeowners before any culvert remediation is conducted with the town.
- c. CCR home ownership and rental language – CCR's don't restrict homeownership to individual parties – discussion
 - i. Currently no restrictions in our CCR's regard the sale of property to companies. Concerns over absentee owners who don't have a vested interest in the care and upkeep of the neighborhood. John Bickley suggested making a change to the CCR's. Potential exception would be the corporate buyout of homes.
 - ii. Carl to connect with John to create new language to the CCR's. If there are any other amendments, we need to consider the item as soon as possible for submission in the next amendment.
- d. Recent home sales, needs new homeowner information for lots 31, 36, 41, 48, and 62.
 - i. Need contact information for the new home owners of the prior Kohlfelds and Poleks homes. Jim is looking into whether he received this information and will send it to Carl.
- e. Lot 76 is in pre-bankruptcy. We will not pursue the opportunity to have a priority position in repayment.
- f. New business:
 - i. Donna (Homeowner) was asking for an update on the pending legal action initiated by lot 57 alleging drainage issues. Carl explained that the plaintiff and SFPOA's insurance company are far off from one another. There is currently a large difference in total cost between the plaintiff and the insurance company settlement expectations.

Adjourn @ 8:33