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

**November 2017**  
   
  
   
**Campton Assessor’s office**  
**Wasco, IL**  
**Wednesday, November 15, 2017**  
**6:30pm**

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

**Absent:**

**Homeowners:** Joe Miller (Lot 57) Donna Shaw (Lot 63)

1. **Call to order – Carl True 6:35**

**Board discussed going into an Executive Committee Session. Carl excused himself from the meeting room for the remainder of the Board to meet.**

1. **Planned Executive Committee session**
2. **June 2017 Minutes - Matt Strader**
   1. Questions/Comments. There are a few follow up items in the document raised by Carl. These items would be reviewed at the end of the meeting
   2. Approval: Bob made a motion for acceptance of the meeting minutes, second by Beck, all approved by all as written**.**

**3.     Treasurer's Report – Jim Vielbig**

1. Review of 2017 YTD SFPOA financials
   1. Questions/Comments: Jim walked the attendees through the annual actuals. Some highlights include - Community activities budget went down this year because of the 2016 carry over expense for the bonfire hit 2017 budget. Landscaping budget is off by just $.01. Tree maintenance is below budget with only 1 tree being replaced this year. Postage and mailing has increased over the past few years because we conduct more mailing and follow up for past due dues. Our reserve fund is currently at $7,000 and we are looking to grow the reserve to hit one year revenue.
   2. Approval: Ed made a motion for acceptance of the 2017 financials, second by Bob, approved by all as written**.**
2. Review of FY 2017-18 budget – Jim Vielbig/Group
   1. Questions/Comments Net income is approximately $11,000 to hit our target of 1 year reserve (which is $48,000). This put us at approximately 1/3rd of the goal.
   2. Budget Approval. Matt made a motion to move income to reserve account, Dom second, approved by all as written
3. New Items
   1. Late payments have historically been a challenge resulting in Board members following for delinquent payment. Jim worked with our Board attorney to review options. It was suggested to adopt a late payment fee of $50 for all late payments in addition to the 1% late interest charge. This new fee will be communicated in the December invoice to homeowners. This would fee is applicable to up 2 payments a year.
   2. Motion passed to accept the new late payment fee by Bob, second by Becky, all voted in favor. Motion passed to charge late payment homeowners fee of $50 per assessment.
4. Matt passed a motion to pass treasurers report, second by Ed, all approved as written.

**4.     Landscaping and Maintenance – Ed Klosowski – Chair**

1. Common Areas
   1. Berm drainage pipe issue. We have an estimate from Stark to repair the drainage problem that is behind lot 91/92. Estimate from Stark of $1,000 to repair this area and resolve the issue. Looking to see if we could approach the site between lot 93 and 46 with a rubber treaded excavator/tractor. Ed to look at the location for heavy equipment to enter in this area.
   2. Ed would like to spend no more than $500 to cut down all the brush and saplings this winter to remove the brush in the area where the repair work is being conducted.
      1. Jim passed a motion to cut down all saplings and clear the area that will need to be cleared for access to the heavy equipment, Bob second, all approved as passed.
   3. Dead tree needs to come down on Old Farm Lane. Ed is looking to gather a price from Efrain to remove the dead tree. Estimates to follow.
   4. Lot 9 has asked to cut down a Cottonwood tree on common land. Efrain quoted a tree removal of $1,300. Ed is concerned that Efrain isn’t a trained arborist who is best equipped to remove the tree. Ed suggested working with a certified arborist to remove the tree. If a tree is removed, Ed is suggesting we have a mature replacement tree put in its place.
      1. Ed passed a motion to remove the tree at the owner’s expense utilizing a certified arborist, vote in favor was unanimous and was passed
      2. Ed passed a motion to replace the removed cottonwood with a new tree at the home owners expense. Two voted in favor, the remaining voted no. Motion not accepted.
2. Review of 2017 initiatives
   1. Discussed cutting the flowers/brush in the prairie in the common area near lot 53 and 52. Matt discussed burning this area during the next opportunity to promote the growth of wildflowers while stifling the growth of non-desirable invasive species.
   2. Also reviewed the entrance of Cross Creek landscaping. Ed to connect with Efrain to review options for the plantings. Ed will also talk to some of the homeowners on Cross Creek to explore planting flowers in the flower boxes on the bridge and see if we can get some homeowners to water these flowers.

**5. Architectural Review –**

* 1. Lot 5 – Garbrecht – Patio addition. This project was reviewed via email. Lot 5 home owner submitted a multi-phase patio plan that included a concrete patio with a covered roof, fireplace, and landscape planting. Due to possible relocation, home owners asked for approval to reduce scope of project. Board voted in favor of the new modified request.
  2. Brief review of 2017 activities
     1. Some roofs were done in 2017. Not everyone is submitting changes to the Board for approval. Need to create a one page document listing what is required to be brought to the board for notification, review, and approval. Carl will take the lead on creating a bullet list of items that home owners should take to the board.
  3. Matt passed a motion to pass Bob as the new Architectural Review lead for the SFPOA, second by Jim, all voted in favor, approval by all as written.

**6. Governmental Affairs**

1. New business
   1. Homeowner Joe Miller (Lot 57) presented a few updates:
      1. Joe shared an update on 4 barn fires that are occurring in the area. Provided update on how the town is looking to help with safety.
      2. Grey Willows is now open to the public. There is parking, a port potty, and lots of walking trails. The wetlands bank will be starting shortly in the Grey Willows area on wetlands restoration. Finally, the township has also refinanced the bonds in this area. The new bonds will be paid off by 2024 vs. 2028.
      3. Questions were raised related to the decision making of road repaving.

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

1. Still looking for more Board members
   1. Carl reached out to the new home owners of lot 31 to determine if there is interest in joining the board.
   2. We have a record number of new homeowners this year. We agreed it would be great to include new home owners on the board.
   3. Discussed inviting new home owners to a meet and greet at a local restaurant to get to know the board members.

8. **New Business**

1. Carl working with our attorney to ensure we update the language in our CCR’s to incorporate language that prevents homes from being sold to corporations for renting to others. Additionally the need for background checks is being reviewed for completeness in the CCR’s.

**9. Adjourn the meeting at 8:05**