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

**February 2017**  
   
**Campton Assessor’s office**  
**Wasco, IL**  
**Wednesday, February 21, 2018**  
**7:00pm**

**Attendees:** Matt Strader, Jim Vielbig, Ed Klosowski, Bob Lanning

**Absent:** Carl True, Becky Curtis, Domenick Gallo

**Homeowners:** None

1. **Call to order – Matt Strader 7:01**
2. **Review / Approval of November Minutes:**
   1. Motion to approve the November 2017 minutes from the annual meeting was made by BL, 2nd from EK, all voted aye, approved as written.
3. **Treasurer's Report – Jim Vielbig**
   1. Review of 2018 YTD SFPOA financials
      1. YTD expenses of just over $7,000, mainly insurance bills from new agency.
      2. $48.7k in regular SFPOA checking, on budget. $18.0k in reserves, on budget as well.
      3. Assessments: One late lot owner was assessed new $50 fine.
      4. Wetlands expenses and revenues will be reported under a separate “company” in our financial systems. We will publish when completed.
   2. Motion to approve the Treasurer’s report was made by BL, 2nd from EK, all voted aye, 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, need estimate in writing. Potential additional charges for materials, unknown at this point. Also, $100 permit fee to Village for this work.
   2. Stark needs 10 foot clear access off Denker, north of lot 46, to get to the affected area. $200 Additional approved by Board for Efrain to clear this opening. (Ed notes that this work was completed by 2/24/18.)
   3. Dead tree needs to come down on Old Farm Lane. Board approved $300 for Efrain to remove it. (Ed notes that this work was completed by 2/24/18)
   4. Ed reported that Ferson creek flowing normally after large snow melt and heavy rains.
   5. Several areas have broken fencing. Ground needs to thaw for post repairs.
5. **Architectural Review – Bob Lanning – Chair**
   1. No open items
6. **Governmental Affairs – Open**
   1. Ed is reviewing road conditions with Campton Hill Highway Dept. Initial response is that the department’s resurfacing plan is firm 2 years out. Street resurfacing has been pushed out to a 20-50 year cycle. Ed pursuing more information from the Highway Department.
   2. Ed and Carl met with Matt Fitzgibbon from the village to discuss SSA funds. This ~two year process will not work for the current project, but is something to keep in mind for the future.
   3. Brief discussion about Ponds of Stony Creek development. Impacts D303, Fire, Traffic, Drainage. Much more to come on this in the future, Patsy Smith providing updates.
7. **Nominating Committee – No current chair**
   1. Still looking for more Board members
   2. We have a record number of new homeowners this year. 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 prevent 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. **Old Business** 
   1. Lot 9 has asked to cut down a Cottonwood tree on common land.
      1. Efrain quoted a tree removal of $1,300.
      2. 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.
   2. If a tree is removed, Ed is suggesting we have a mature replacement tree put in its place.
   3. Ed made a motion to remove the tree at the owner’s expense utilizing a certified arborist, vote in favor was unanimous and was passed
   4. Ed made a motion to replace the removed cottonwood with a new tree at the home owner’s expense. Two voted in favor, the remaining voted no. Motion not accepted.
   5. Landscaping 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. 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.
   6. Architectural Review 2017 activities
      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. 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.
   7. Governmental Affairs - 2017
      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-a-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.
10. **Adjourn the meeting at 7:52**

**Submitted by:**

**Jim Vielbig**

**SFPOA Board Member**