

Minutes from Splitrail Farm Property Owner's Association Board Meeting

March 21, 2018

**Campton Township Assessor's office
Wasco, IL**

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

Absent: Domenick Gallo

Call to order – Carl True at 7:57PM

1. February 2018 Meeting Minutes:

- i. Bob made a motion to approve meeting minutes, Jim second, approved by all as written

2. Treasurer's Report – Jim Vielbig

- a. Jim went through account activity for Wetlands Project Bank Statement
 - i. Expense will come from this account with all payments. Need a separate company setup to assist with the accounting setup.
 - ii. April 1 first assessment, regular payment in June, final assessment in July. April will be \$400 and July will be \$300.
 - iii. Motion to approve \$400 in April, \$300 in July. Motion by Carl, second by Bob, all approved.
 - iv. Currently 1 non-payer so far there are 3 late notices that were sent.
 - v. A motion passed by Matt approve the Treasurer's report 2nd by Becky, all others aye, approved by all as written.

3. Architectural Review:

- a. Lot 24 submitted plans for new siding. Colors were submitted to the Board and unanimously approved.
- b. Lot 7 discussed drainage issues from in his back yard during heavy rains during the late winter early spring. Board discussed getting an expert - Tom Huddleston - out to look at the drainage tile to review the situation. Carl will bring Tom to lot 7 to review options.

4. New Business – Carl True

- a. Lot 76 raised issues regarding bridge ownership and Ferson Creek flooding dating back to 2000 and 2007. Board reviewed historical documents and concerns.
- b. Carl to reach out to Coleman regarding ownership of land abutting Ferson Creek and Silver Glen. Board believed these narrow areas of land were owned by the SFPOA. Review options with Coleman and the town to turn over to SFPOA, who is currently maintaining this property. Update to be provided by Carl.

5. Wetlands Project:

- a. Meeting was held with the home owners tonight. Additionally, we had Tom Huddleston (Huddleston Drainage) and Jeb Anderson (Christopher Burke and Associate) A number of home/property owners attended the information session to learn more about pending wetlands remediation project. Homeowners who attended were:

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|---------------------------|--------|
| i. Donna and Jim Shaw | Lot 63 |
| ii. Marty Jensen | Lot 7 |
| iii. Joe Miller | Lot 57 |
| iv. Joanna Martin | Lot 56 |
| v. Tony Zubinski | Lot 30 |
| vi. Dave Goldberg | Lot 14 |
| vii. Brian and Stacy Baum | Lot 60 |

- b. The board reviewed removal of trees on home owner's property that possibly come into future contact with the planned drainage – located on Splitrail and Barnside. The Board agreed the removal of any trees not in the common area that is being remediated will be addressed at the home owner's expense.

6. **Adjourn:** Adjourned the meeting at 8:40