

Minutes from Splitrail Farm Property Owner's Association Board Meeting

July 18, 2018

Campton Assessor's office Wasco, IL

Attendees: Carl True, Jim Vielbig, Ed Klosowski, Bob Lanning, Matt Strader, Domenik Gallo (via phone)

Absent: Becky Curtis

Home owners Present: Van Richards (13), Bill Funk (Lot 25) and Van Larson (Lot 10), Rebecca Strader (Lot 55)

1. **Call to order** – Carl True at 7:00PM
2. **March 2018 Minutes** – Carl True
 - A. Questions/Comments:
 - B. Jim made a motion to approve meeting minutes, Bob second, approved by all as written
3. **Treasurer's Report – Jim Vielbig**
 - A. 2018 YTD SFPOA financials
 1. Questions/Comments: Spent \$25,000 of our budget to date. What remains is the payment for the grounds maintenance and upcoming annual fall bonfire. Remaining will go into Open Space Restoration and emergency reserve fund. Objective is to build up a year's expense coverage in our reserve fund. Mailing costs continue to go up each year. Non-restoration – associated with Miller Case - legal fees have been very small this year. Last 2 pages of the Treasurer's Report provide details of expense. Insurance is growing this year and expects to grow largely due to the law suit. We will pursue a review of our Insurance cost at time of renewal this year. Landscape expenses came up and the Board agreed to review when Ed provides his Landscape update.
 - C. Approval: Matt made a motion to approve Treasurer's Report, Ed second, approved by all as written.
4. **Landscaping and Maintenance** – Ed Klosowski – Chair

- A. Common Areas: Ed reported that the sign at Cross creek was repaired, a dead tree behind the sign was removed and a fence was repaired. Tree trimming is also underway. Carl highlighted an area that is overgrown with weeds/grass - culvert drainage access point which was recently repaired – impacting the water flow. The walking path between the entrances to Splitrail (Denker & Splitrail common area) to the berm referenced above is also overgrown. Ed will reach out to Efrain to clean out this area on a reoccurring basis. The cul-de-sac common space on Denker Lane, is also overgrown.
- B. Drainage project update – Permitting process is underway. Army Corp of Engineering provided feedback that required information from the Kane County Water Resources Group. First spraying has occurred but rain quickly followed. A second herbicide spraying is going to occur in the next few weeks. Once the vegetation dies, Tom Huddleston and team will look to burn the area. Removal of the two weeping willows will occur when the land dries out. Current expectation is a late July removal of the two trees.
- C. Ed reached out to the Campton Township Highway Division and shared his concerns regarding the condition of our roads. The Highway Commission agreed to seal coat the sub-division. Ed will continue to follow up with Campton Township until a date is provided or work is done this year.
- D. Carl suggested establishing a sub-committee to clean out ~1,500 feet of the creek area which has become over run with invasive species. The goal is to gain some competitive bids to address the removal of the invasive vegetation.
- E. Jim made a motion to approve Landscape update, Bob second, approved by all as written

5. **Architectural Review – Bob Lanning**

- A. **Lot 92 Landscaping request:** Bob provided an update on the submission by Lot 92 and shared the approval with the Property owners.
- B. The Board also suggested reminding the Property Owners that roof replacements need to be submitted to the Board for approval. Last newsletter highlighted this requirement. However, a number of roofs were replaced without Architectural Review. The next newsletter will highlight this requirement once again.
- C. Chickens were reported in the neighborhood. Lot 40 has been identified as the owners of the chickens. The CCR's allowed domesticated pets; Chickens don't meet this classification are not permitted in Splitrail Farms.
- D. Jim made a motion to approve Architecture Review, Ed second, approved by all as written

6. **Governmental Affairs**

- A. No updates

7. Nominating Committee – No current chair

- A. All terms are up this year. We'll have an election coming up at the end of the year.
- B. The Board continues to look for new Board Members.

8. New Business

A. Fall bonfire date:

- 1. **Proposed dates:** September 29 or October 13

B. CCR update discussion: A number of the Board members suggested asking the neighborhood property owners what they would like to update before we make updates to the CCR's. Items currently mentioned:

- 1. **Sheds**
- 2. **Dog runs**
- 3. **Seasonal fencing (gardens)**
- 4. **Revising items needed to be submitted**
- 5. **Garage sale frequency**
 - i. Suggestion made to create a survey and gather feedback from the Property owners. We will summarize the feedback, after it has been paired down, in advance of our next board meeting. Share the feedback with the Property Owners in advance of an upcoming Board meeting. We will solicit feedback from Property Owners based on feedback followed by conducting a vote.

C. Garage Sale Concern Raised: Property owners complained that Lot 76 conducts frequent garage sales which disrupts traffic flow and, due to the frequency, appears to be running a business out of their home. The Board discussed Campton Hills ordinance reference a maximum of 2 Garage sales per year.

D. Homeowner Questions:

- 1. Van Richards asked about special assessment and Reservation of Rights. Our attorney responded to Mr. Richards request with an explanation regarding a buyout.
 - i. Board to provide Van Richard with summary of settlement dollars, assessment collected from Property Owners, and upcoming expenses.
- 2. Phillip Coleman has a few Association parcels currently deeded in his name adjacent to SFPOA common land. Carl is researching the trust or company responsible for this property to pursue willing this or deeding this property to SFPOA.

9. Adjourn: Adjourned the meeting at 8:34