

Minutes from Splitrail Farm Property Owner's Association Board Meeting

September 19, 2018

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

Attendees: Carl True, Jim Vielbig, Ed Klosowski, Bob Lanning, Matt Strader, Domenik Gallo

Absent: Becky Curtis

Home owners Present: Jason Johnson (Lot 85) and Donna Shaw (Lot 63)

1. Call to order – Carl True at 7:05PM

2. July 2018 Minutes – Carl True

A. Questions/Comments:

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

3. Treasurer's Report – Jim Vielbig

A. 2018 YTD SFPOA financials

1. Questions/Comments: We have over \$500 of late fees accrued on the budget. Unfortunately, this is the highest ever on record. Insurance expenses should be reduced at time of renewal which is November 15, 2018. Jim is looking for a new principal amount at that point. If the new quote isn't significantly lower, we will seek other quotes. Legal fees are much lower than expected. We should have additional billing in 2018 to address some follow up questions raised during our Board meeting (see Drainage Project Update). At this point, due to underspending and additional income, we should add another ~\$9,000 to the reserve in F18.
2. Total past due amount on past due assessment is \$3,400. This amount is not reflected in the projected reserve amount.
3. In regards to the drainage project expense, we have \$57,000 in reserve after paying for the work that has been performed to date for wetlands remediation. Additional invoices are in flight and are expected to be paid shortly. Expected larger percentage of the remediation work to occur in the coming months.

- B. Approval: Matt made a motion to approve Treasurer's Report, Bob second, approved by all as written.

4. Landscaping and Maintenance – Ed Klosowski – Chair

A. Common Areas:

1. **Sign down at Denker Ct.:** Sign and fences were repaired. Posts were replaced to correct the sign that had fallen down.

- B. **Drainage project update** – The Army Corps came back after reviewing Huddleston Construction and Christopher B. Burke Engineering's changes. The current project is in permitting and will be released back to us in 2 weeks or less. Project planning calls for work to begin one or two weeks after permitting is completed and the total time to complete the initiative will be 6 weeks. Some questions were raised about use of perforated pipe. The original plan called for the use of perforated pipe was replaced with solid pipe after feedback from the Army Corps of Engineers. The new design was signed off by Lot owner 57. Agree upon follow up: Carl to send a memo/email to Huddleston and Burke (Tom Huddleston and Jedd Anderson) for; (1) verbiage for Huddleston and Anderson to warranty of remediation work, and (2) statement from Army Corps why the run of perforated pipe has been restricted to 300 feet and the remaining ~1,000 feet of solid pipe and (3) update the location of the drainage pipe tie-in for Shaw and Klosowski homeowners.

1. There will be some additional trees to remove at Ferson creek to create an exit point where the new pipe will terminate. Today we have paid \$69,182 in checks for the project remediation.
2. Questions were raised if easements were required for the purpose of the drainage pipe from the homeowners. If there is a connection/tie into the drainage pipe for each homeowner, do we need each homeowner to provide an easement so it is recorded and access are provided to maintenance and repairs of the drainage as necessary. Our CCR's provide access to the drain for maintenance and repair of the existing drain. What about the new drainage that will be installed. Go back to Jedd and Tom's and determine if they have addressed the updated easement with the town/county. If this isn't covered by Jedd or Tom's prior permitting, do we need a surveyor to plot the land and identify where the pipe will sit and create a drainage easement to the association to support this. Follow up question for our attorney, Bickley.

C. Splitrail Creek Cleanup Project:

1. Discuss CBBEL Budgetary process: Christopher B. Burke gave us a cleanup bid to clear out the creek in the northern area of the subdivision. The quote provided by Burke is \$50,000 to clean out, repair, and address the invasive species. Carl asked Burk to

provide us with a phased approach to address this over a 3 year period. The Project Manager will walk the creek and path with us to review options. Date to be established.

2. Need additional quotes from Natural Area and potentially Tall Grass. We have walked the area with Jonathan from Encap but have not had a received a quote or an email responded after 4 emails and multiple phone calls
- D. **Tree Planting Update:** Next week two trees are going in to the ground. We are targeting Sugar Maples. Location of the new trees, Cross Creek behind the sign and Old Farm Lane. Recommendation to add 3 trees to the Fiscal 2019 budget.
- E. **Street Maintenance Update:** Ed met with the township to discuss the repair of our sub-division roads. During the conversation, Ed learned that the total township budget is \$1.8MM. This budget will cover Campton Village road repair, snow plowing, culvert pipes, and sidewalks. Originally, the town said they would seal coat the entire sub-division but ran out of funds this year and were able to addressed Old Farm Lane but no other streets in Splitrail Farm. The cost for sealcoating this one road was \$3,700. The remainder of Splitrail Farm sub-division is currently in the 2019 budget for sealcoating. However, this budget item is dependent upon funds being available next year. According to the Village, in 2004 all of the streets in Splitrail Farm were repaved. In 2014 a slurry coat was put on all of the roads. This was information provided by the Supervisor Scott Serewicz at Campton Township. Some additional solar lights will need to be purchased to replace broken entry "Splitrail Farm" lights that are broken.
- F. **Approval:** Bob made a motion to approve Landscape and Maintenance Report, Jim second, approved by all as written.

5. **Architectural Review – Bob Lanning**

- A. **Lot 32 Garage Addition request:** Carl walked through his request to add a 2 car garage to his home which would be connected via a breezeway. Roof line will line up with the existing home as well as siding material, color, will be consistent with the existing home. Once Carl signs a contract with the construction firm, updated documents will be shared with the Board.
 - a. **Approval:** Matt made a motion to approve garage addition request, Jim second, approved by all as written.

6. **Governmental Affairs**

- A. Upcoming vote in November for the fire service referendum. Ed reminded the Board and attendees of the upcoming opportunity to vote.

7. Nominating Committee – No current chair

- A. **All terms are up this year.** Ballots due out by October 14th.
- B. **Elections via email?** Carl has located a software application to manage the election process. Step 1 requires each homeowner to accept a consent form. If the homeowner accepts the consent agreement, they will be opted in for electronic ballot distribution. All homeowners that consent to the electronic election will receive their ballot electronically. All others will receive paper ballots via mail.
- C. **Adding new Board Members:** We are looking to fill the opening seats. A few homeowners have shown an interest in joining.

8. New Business

- A. **CCR update discussion:**
 - 1. **Request box at Bonfire:** We would like to get feedback from attendees at the bonfire. We will have a suggestion box at the event for items to be reviewed for updates in our CCR's ideas shared previously include: Sheds, dog runs, seasonal fencing, and garage sale frequency.
- B. **Bonfire Preparation Discussion:** October 13th will be this year's bonfire. Looking for ideas that are fun for the children in the community. Board members will bring Bags so homeowners can play. Dom will run lead on purchasing food at Costco and Carl will purchase the ice, beer, and wine. Carl will ask Linda to look into face painting and clowns. Carl will bring over his charcoal (for s'mores) and gas grill for hotdogs and burgers. Jim will bring his generator for lights in the tent. Ed to lead corn cooking on the bon-fire. Need salt, pepper, parmesan cheese, butter, etc.
- C. **Homeowner Questions:**

9. Adjourn: Adjourned the meeting at 9:05