

**Meeting Minutes Splitrail Farm Property Owner's Association Board Meeting
Wednesday April 17, 2019**

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

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

Absent: None

Home owners Present: Bill Martin lot 56, Michael and Ashley Cichlar lot 39, Jon Kulach 29

1. Call to order – Carl True at 7:00PM

2. Drainage Construction project update –

- a. Tom confirmed he has all permits completed and materials in stock. The materials will be stored next to the creek, where the work will also begin. This will allow Tom to evacuate the drain to the newly laid tile if a tie is made to the existing drain.
- b. Tom will provide GPS maps for the home owners and will file the same paperwork with Kane County.
- c. It is imperative that the soil is dry when the tile is put down.
- d. Tom is planning a pre-construction meeting and will provide Carl with possible dates in May/early June when the area is dry enough.
 - i. Tom will start the walk through of the planned drainage from the creek back to Splitrail. He will invite the homeowners to join during the walk. As of tonight, the plan is to begin the work in the later part of May or early part of June.
 - ii. Tom explained a little about the construction process. No dirt will be hauled off site. Clay will go on one side of the trench and black dirt on the other. Black dirt will go on top of the pipe and clay will go to the side.
 - iii. After a few week of letting the soil settle, the landscape team will come to address the landscaping.
 - iv. If any homeowners are not able to make the pre-construction walk, Tom will be happy to meet with the homeowner.
- e. A question was raised if the work done on property owners lots will be covered by insurance. Tom is happy to list the homeowner as additional insured for any property owner who wants to have a tie into the newly placed drainage pipe.
- f. Tom is anticipating 10 days of work from starting the dig to wrapping up the drainage tile work.
- g. The Board will use email to communicate the planned walk through date so any interested home owners can attend.

3. Treasurer's Report – Jim Vielbig

- a. Review of 2019 YTD SFPOA financials:
 - i. Spent \$12,700 FYTD and collected one assessment from home owner.
 - ii. Currently have 3 late payers.
 - iii. Just made first landscape payment to our landscape service. This is our largest annual expense for Splitrail farms.
 - iv. Office supplies, postage and computer expense went up for additional mailing and associated supplies.
 - v. Limited expense variance 2018 to 2019.
 - vi. Cash on hand is ~\$50,000. Current reserve is \$28,000

vii. Lot 57 small expenses in Jan, Feb, and March. Invoices were sent and paid in March but were cost incurred in November.

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

4. Review / Approval of January Meeting Minutes – Matt Strader

- a. Review, questions and comments:
b. Motion to approve: Bob made a motion to approve meeting minutes, Jim second, approved by all as written

5. Landscaping and Maintenance – Ed Klosowski – Chair

- a. Common Areas
- i. Hoeweed creek subcommittee update – Matt Strader
 1. JH Landworks and Encap proposals submitted to SPOA.
 - (a) Encap proposal is broken into roughly 3 years of equal cost, totaling ~\$45,000. The service will involve removing invasive plants on the creek's bank as well as remove debris that is impeding the creek's water flow. The proposal would also apply herbicide to the invasive plans, and apply seeds where the plants are removed.
 - (b) JH Landworks has also provided a proposal to remove the invasive plants but will cover the creek banks as well as the common area up to the lot lines (total of 7 acres). Once the area is cleared of the invasive plants, a swale will be constructed to keep the water flow in the creek area and seeding will be applied. The total cost is ~\$29,000.
 - (c) Matt will reach out to Jay at JH Landworks to review options to spread costs over 2 years.
 - ii. Other common area updates
 1. This is a mulching year but none has gone down yet. Edging and fence mending is well underway and the Splitrail entrance signs have been straighten out. Efrain still has some cleanup work to remove the limbs that have been cut out of the common area.
 2. Grass will not be cut until it is roughly 3 inches high.
 3. Ed will also be talking with the township to address seal coating the remaining of the Splitrail farm sub-division this year.
 - iii. Replacement Entrance Signs:
 1. Current signs were put in place ~20 years ago. They are not placed on a foundation or footing. As a result the signs are rotting and not level.
 2. Ed has two sign options so far that range in price from \$11,000 to \$17,000 per sign. The price includes stone, concrete, and 3 foot deep footer.
 3. Ed will explore a second option and gain another company bids.
- b. **Approval:** Bob made a motion to approve Landscape and Maintenance Report, Domenik second, approved by all as written.

6. Architectural Review – Bob Lanning – Chair Update provided by Carls

- a. Existing - Lot 28 new home information inquiry
b. New business–
 - i. Lot 5 landscaping update inquiry, Bob Lanning replied via email
 - ii. Purchase of lot 69 by new home owners. Communication ongoing regarding plans to construct a home on the lot.
 - iii. Number of interests from various home owners to improve their landscaping. All of the changes so far are like for like.
 - iv. Lot 52 update. Construction is scheduled to be completed this weekend and the pod will be removed in the coming weeks. The intention is to put the home on the market in the coming weeks.
 - v. Lot 55 is getting quotes to replace retaining walls for the front of the home. Formal request will sent to the Board.
- c. **Approval:** Domenik made a motion to approve Architectural review, Jim, second, approved by all as written.

7. Governmental Affairs – Open

8. Nominating Committee – No current chair

- a. Still looking for more Board members.

9. New Business

- a. **Kovitz, Shifrin, and Nesbit:** Conducted a review of our rules and regulations and said Illinois law requires us to have a plan for the Ombudsperson Act – dispute resolution plan.
 - i. Carl will reach out to John Bickley III to explore option.
 - ii. Jon provided an update to the Board; red fox are being seen in the neighborhood.
 - iii. There are now signs posted no trespassing and no hunting around lot 29, up to Silver Glen (to the west of their lots).
- b. **CCR amendments:** During the bonfire a number of recommended changes to the CCR's were submitted by the property who attended the bonfire. The classification of submissions were:
 - i. **Fencing:**
 - ii. **Structure:**
 - iii. **Garage Sales:**

10. Adjourn: Adjourned the meeting at 8:17