

**Meeting Minutes Splitrail Farm Property Owner's Association Board Meeting
Wednesday January 30, 2019**

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

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

Absent: Bob Lanning

Home owners Present: None

1. Call to order – Carl True at 7:08PM

2. Review / Approval of November/Annual Meeting Minutes – Matt Strader

- a. Questions/Comments:
- b. Motion to approve: Jim made a motion to approve meeting minutes, Matt second, approved by all as written

3. Treasurer's Report – Jim Vielbig

- a. Review of 2019 YTD SFPOA financials:
 - i. At the beginning of the year, we increased our reserve by \$10,000 which brings us to \$28,014 in the reserve fund. At the end of each year, we will evaluate any surplus with the objective of rolling over any remaining revenue into reserve. These dollars will be used for common space improvement, unforeseen/unbudgeted expenses, and provide some protection when large expenses arise.
 - ii. We have a number of property owners that are past due. As of the Board Meeting, 11 property owners are past due which is ~\$4,500. As of February 1st, the past due property owners will be assessed a \$50 late fee.
 - iii. The annual insurance premium has been paid and our payment for Landscaping and Grounds keeping will resume shortly.
 - iv. Budget also reflects a \$15,000 repairs and maintenance for addressing north side creek restoration (see "Splitrail Trail and Creek Restoration" note in the Landscaping and Maintenance section).
 - v. Total of \$1,674 paid for the lot 57 settlement. Payments cover work provided by Christopher B Burke Engineering and Efrain Duran for removal of trees in the area where spring wetlands remediation is going to be completed.
- b. Motion to approve: Matt made a motion to approve Treasurer's Report, Domenik second, approved by all as written.

4. Landscaping and Maintenance – Ed Klosowski – Chair

- a. Common Areas
 - i. Hoeweed creek subcommittee review & findings discussion
 - ii. Other 2019 projects
 - 1. **Additional tree plantings:** Three more trees at a total of \$1,500 have been budgeted for this year. Next year, 2020, additional tree plantings will be schedule but the type of trees will move to will move to evergreens. Will look to plant a hardy variety such as the black spruce starting in 2020.

2. **Mulch:** This is a mulch year. Every other year the SFPOA pays our landscaping provider for a mulching refresh.
3. **Splitrail Trail and Creek Restoration:** The Board reviewed three proposals which call for a 3 plan to remove non-native invasive plant species, remove fallen debris, and restore local plants to the creek located on the east side of Splitrail Lane and Hoeweel Lane down the creek to the exit at the trail berm (headwaters). The Creek Restoration Subcommittee recommended moving forward with Encap to address the restoration over a 3 year plan. This will allow us to avoid a special assessment. Encap recommended starting on the North side of the creek. Matt is reaching out to Encap to discuss a future review meeting with SFPO's and beginning the work in fall/winter of 2019/2020.
4. **New items:** Ed presented the idea of updating our signage with a firm concrete footing that will last longer. The current signs are leaning because they are anchored to the ground with proper footing and would benefit from an update. Ed will also look to upgrade the landscaping around the sign. Ed will explore sign options and cost as well as the possibility of having ComEd dropping a power line to our entrances.
5. **Motion to approve Splitrail Trail and Creek Restoration:** Motion passed by Jim Second form Domenik. Approved by all as written.
- b. **Approval:** Matt made a motion to approve Landscape and Maintenance Report, Jim second, approved by all as written.
5. **Architectural Review – Bob Lanning – Chair Update provided by Carl**
 - a. **New - Lot 28 new home information inquiry.** Interested party requested information to purchase open lot for new home construction. The SFPOA's CCR's were provided to the prospective property owner.
6. **Governmental Affairs – Open**
7. **Nominating Committee – No current chair**
 - a. Still looking for more Board members. Carl will send an email to those who were written in as the last Board nomination.
8. **New Business**
 - a. **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:** Over the years, a number of property owners requested temporary fences for vegetable gardens or fences to protect arborvitaes from the deer during the winter. The Board has issued exceptions in the past and home owners would like to see updates to the CCR's. Proposed language updates to the CCR's would focus on temporary snow fences and vegetable fences. Across the Board, there is general support for this idea.
 - ii. **Structure:** Structure submissions could range from out buildings to dog runs. This is an item where we there have been varying opinions. We discussed sending a simple survey to the property owners with specific structure ideas that had surfaced by the property owners over the last few year. We will include specific structure survey items in the next assessment mailer for property owner feedback (do or don't support inclusion in CCR's). If the majority of resonances supported a specific structural topic, we will pursue this for inclusion in a CCR's update.
 - iii. **Garage Sales:** There are Kane County and Campton Hills restrictions of 2 Garage Sales a year at each residential address. We will mention this municipal restriction in the upcoming spring newsletter.
 - b. **Storage Unit:** The board would like to pursue finding a temporary storage facility to hold the bonfire and SFPOA files and other property association materials. Updates to follow.
 - c. **Google Drive:** Numerous duplicate documents are the SFPOA's Google drives are thought to be nearing documentation retention expiration. Carl will reach out to Ed Bickley to determine the document retention timelines by document type.
9. **Adjourn:** Adjourned the meeting at 8:38