

**Meeting Minutes Splitrail Farm Property Owner's Association Annual Board Meeting  
Wednesday December 4, 2019**

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

**Attendees:** Carl True, Jim Vielbig, Ed Klosowski, Matt Strader, Kevin Robbins, Domenick Gallo, Bob Lanning

**Absent:**

**Home owners Present:** Rebecca Strader (Lot 55)

**1. Call to order – Carl True at 7:01 PM**

**2. Member Meeting Discussion:**

- a. Common Land Question from Rebecca Strader:** Agreed to discuss in the Landscape portion of the meeting.

**3. September 2019 Meeting Minutes – Matt Strader**

- a. Questions/Comments:** None
- b. Motion to approve:** Bob made a motion to approve meeting minutes, Kevin second, approved by all as written

**4. Treasurer's Report – Jim Vielbig**

- a. Review of 2019 YTD SFPOA financials:**
  - i.** Reviewed 2019 expenses and ongoing expenses associated with resolution of Lot 57 wetland area.
    - (1) Exhausted funds associated with one-time assessment to remediate Lot 57 settlement.
  - ii.** One homeowner, Lot 52, is \$1,600 in arrears with assessment.
  - iii.** Insurance cost is ~\$2 from last year. 2020 Insurance expenses are in line with cost incurred in 2014.
  - iv.** Landscaping cost continue to remain under \$30,000 per year. We are in year 1 of the multi-year contract.
    - (1) Ongoing fence repair is down over the last few years.
  - v.** We currently have a \$23,000 in reserve from prior year surplus. This year, we will be reducing our reserve to cover final expense associated with wetlands area.
  - vi.** We have a surplus of \$13,000 from fiscal 2019 that we will move into reserve for future projects.
- b. Review of FY 2019-20 budget – Jim Vielbig/Group**
  - i.** Increasing budget by \$5,000 to address the ongoing maintenance of wetland management. This is to be added to the 2020 budget.
  - ii.** Board proposed 2 Special Projects
    - (1) Cross Creek Entrance: \$1,500 for improvement for area where
    - (2) Splitrail-Denker Creek Remediation Project: \$13,000 for phase 1 of the creek remediation. We will vote each year to determine if we will continue to fund future

phases – phase 2<sup>nd</sup> and 3<sup>rd</sup> of the project. Matt to contact Samantha at Encap regarding priority area to address (Culvert) to Splitrail, and confirm that Encap will dispose of debris pulled from the creek.

- iii. Motion to approve \$13,000 north creek remediation made by Jim, Ed second, approved by all as written.
- iv. Motion to approve: Bob made a motion to approve Jim's Treasury report, Matt second, approved by all as written.

**5. Landscaping and Maintenance – Ed Klosowski – Chair**

- a. Common Areas: Detailed common area updates discussed in 2020 budget section.
- b. Review of 2019 initiatives and activities
- c. Discuss 2020 priorities
  - i. Splitrail-Denker Creek Project Update. Details discussed in 2020 budget portion of the meeting.
- d. New Issues
  - i. Planning on budgeting \$1,500 for additional trees in the subdivision to address trees removed or to be removed.
  - ii. Wreaths have been hung in the entrance area.
  - iii. The Splitrail Sign has been repaired off of the Denker/Splitrail entrance.
  - iv. Burning bushes have been trimmed across the neighborhood.
  - v. Discussed the open space on the west side of Splitrail Farms. Need to attend to the overgrowth of invasive plants. Explore options to address this need and the cost to attend the overgrowth.
- e. Motion to approve: Matt made a motion to approve meeting minutes, Kevin second, approved by all as written

**6. Architectural Review – Bob Lanning**

- a. Motion to approve: Domenick made a motion to approve meeting minutes, Jim second, approved by all as written.

**7. Governmental Affairs – Open**

- a. **New Business**

**8. Nominating Committee – No current chair**

- a. Still looking for more Board members

**9. New Business**

- a.

**10. Adjourn:** Adjourned the meeting at 8:17 PM