

**Meeting Minutes Splitrail Farm Property Owner's Association Board Meeting
Wednesday February 19, 2020**

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

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

Absent:

Home owners Present:

- 1. Call to order – Carl True at 7:07 PM**
- 2. Review / Approval of Annual Meeting Minutes – Matt Strader**
 - a. Motion to approve: Bob made a motion to approve meeting minutes, Kevin second, approved by all as written
- 3. Treasurer's Report – Jim Vielbig**
 - a. Review of 2020 YTD SFPOA financials
 - i. Reviewed 2019 tax filing for the year. Using a new Tax professional (Ashley Cichler) who is a resident of SFPOA.
 - ii. In the process of receiving W-9 from our Landscape professional. This is pending completion at this point.
 - iii. Little expenses year to date. Insurance and landscape work (most related to lot 57 work) are the key expenses to date.
 - iv. Continue to work through ongoing expense associated with the upkeep/maintenance of the Lot 57.
 - v. Two property owners remain past due as of today.
 - b. Motion to approve: 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
 - i. Northcreek Project Update – Encap work
 1. First phase of the creek clean-up is going well. The vast majority of phase 1 works has been completed and all of the debris has been burned on site. There are still a few fallen trees in the creek area that we have asked to be removed. Bob and Matt will follow up to get an estimate on the plan to address the remaining items.
 2. Expect herbicide to be applied this spring.
 - ii. Other 2020 projects
 1. This is a non-mulching year. Starting in March we will send Efrain to look at split rail fences for repair work.
 2. Exploring options to paint the Splitrail Entrance signs that are aged/worn. Ed will price out options to repaint signs as well as price out trees that were removed last year.

3. Carl to reach out Tom to get an "As Built" drawing of drainage project associated with Lot 57.
4. New garbage services will be coming to Campton Hills. Ed recommended calling or going on-line to arrange the size of your recycling and garbage cans.
- iii. Motion to approve: Jim made a motion to approve landscape and maintenance update, Kevin second, approved by all as written

5. Architectural Review – Bob Lanning – Chair

- a. No open items/requests
 - i. Miscellaneous request has come through for fencing, livestock requests, etc.
- b. Lot 3 has begun siding update, project approved by the Board last year

6. Governmental Affairs – Open

7. Nominating Committee – No current chair

- a. 7 current Board members, 2 open seats
- b. Still looking for more Board members

8. New Business

- a. 2020 Board Officers
 - i. Discussion:
 1. Discussed interest from others on the Board to take over executive positions.
 - ii. Nomination
 1. Approve Carl True as President – Jim made a motion to approve Carl as President, Bob second, approved by all as written
 2. Jim Vielbig as Treasurer: Matt made a motion to Jim as Treasurer, Domenick second, approved by all as written
 3. Approve Matt Strader as Secretary: Jim made a motion to approve Matt as Secretary, Kevin second, approved by all as written
 - iii. Vote
 1. Looking at the option for Property Owners to vote on-line in an anonymous fashion later this year. Carl will look into options for the upcoming elections
- b. Other new business

9. Adjourn: Adjourned the meeting at 7:57 PM