

**Meeting Minutes Splitrail Farm Property Owner's Association Board Meeting  
Wednesday June 19, 2019**

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

**Attendees:** Carl True, Jim Vielbig, Ed Klosowski, Bob Lanning

**Absent:** Matt Strader, Domenick Gallo

**Home owners Present:** Andy Walker Lot 35

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

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

**a. Review of 2019 YTD SFPOA financials:**

- i. Spent \$13,229 FYTD and collected two assessments from home owner.
- ii. Currently have 1 late payer.
- iii. Cash on hand is ~\$44,000. Current reserve is \$28,000

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

**3. Review / Approval of April Meeting Minutes –**

- a. Review, questions and comments:** None
- b. Motion to approve:** Jim made a motion to approve meeting minutes, Bob second, approved by all as written

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

**a. Common Areas**

**i. Hoeweed creek subcommittee update – Matt Strader**

**1. JH Landworks and Encap proposals: **NO CHANGE-WEATHER DELAY****

- (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.
- (d) Add proposal to improve / redesign berm drain

**ii. Other common area updates**

- 1.** This is a mulching year and is nearly completed.
- 2.** Efrain is heavy-pruning many bushes due to the harsh winter.
- 3.** Ed, talking with the township to address seal coating the remaining of the Splitrail farm sub-division this year. It appears to be out of budget for 2019

**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.

- b. **Approval:** Bob made a motion to approve Landscape and Maintenance Report, Jim second, approved by all as written.

**5. Architectural Review – Bob Lanning**

- a. Existing - Lot 68 new home information inquiry
  - i. Board reviewed and approved plans. Looking for more details, views, etc.
- b. New business–
  - i. Lot 5 landscaping update inquiry. Plans submitted and approved
  - ii. Lot 52 update. Further construction and repairs identified. The intention is to put the home on the market in the coming weeks.
- c. **Approval:** Jim made a motion to approve Architectural review, Ed, second, approved by all as written.

**6. Governmental Affairs – Open**

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

- a. Still looking for more Board members.

**8. 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 has reached out to John Bickley who is preparing a policy for the association.
  - ii. Illinois Common Interest Community Association Act: John Bickley advised that our current CCR's comply, Board required to formally adopt with a vote. Jim made a motion to adopt the Act, Bob seconded, approved by all.
- 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:**  
Carl is working to utilize Mail Chimp to prepare surveys in order to gauge resident interest before preparing a formal vote.
- c. **Bonfire Dates:**
  - i. Recommendations in this order: 9/21, 9/28, 10/5. Looking for feedback, conflicts.

**9. Adjourn:** Adjourned the meeting at 8:05