

**Meeting Minutes Splitrail Farm Property Owner's Association Board Meeting
Annual 2020 Meeting Agenda**

**Campton Assessor's Office
Wasco IL
Wednesday August 19, 2020
7:00 PM**

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

Absent: Joe Busto

Home owners Present:

Call to order – Carl True at 7:02 PM

- 1. Members meeting discussion**
- 2. Review / Approval of September 2020 Meeting Minutes – Jim Vielbig**
 - a. Questions/Comments: No comments or feedback provided.
 - b. Motion to approve: Kevin made a motion to approve meeting minutes, Bob second, approved by all as written
- 3. Treasurer's Report – Jim Vielbig**
 - a. Review of 2020 YTD SFPOA financials
 - i. Overspent revenue by ~\$8,400
 - ii. There was no contribution to the reserve this year
 - iii. On a positive note, there are no past due dues for any lot owners
 - iv. Moved \$14,800 out of the savings account to address phase 1 of the North Creek remediation project.
 - v. Unplanned wetlands restoration adjacent to lot 57 expenses were \$11,000 for wetlands restoration maintenance
 - vi. All other expenses were as expected.
 - vii. Reserve is currently at \$22,00 cash on hand is \$39,000.
 - b. Review of FY 2020-21 budget – Jim Vielbig/Group
 - i. Projecting \$48K of revenue from dues
 - ii. Forecasting \$54K in expenses in 2021
 1. Current forecast for 2021 budget is a \$6,227 deficit in 2021
 2. Swale and seeding expense is a one time expense for wetland work: \$5,000
 3. Also expecting \$2,000 in mowing for the wetlands area each year. New annual cost not part of prior year's expenses due to lot 57 restoration project.
 - iii. Insurance is roughly unchanged at \$3,762.
 - iv. \$15,000 of repairs and maintenance expected for phase 2 of the North Creek Rehabilitation.
 - c. New Items
 - i. Creek Restoration team to gather estimate from Encap for ongoing maintenance for North Creek.

- ii. Looking forward, the Board foresees an ongoing expense exceeding the current revenue. The Board is projecting ongoing cost for landscape, repair and maintenance of open space, etc. Discussion continued regarding a need to offset the higher ongoing operating expenses (see notes above) through a growth in revenue in the 2nd half of 2021. The Board will revisit this topic in the first quarter of 2021 and review need and future expense forecast. Last time the dues were increased were 5 years ago.
- iii. Need to develop a list of desired projects for the next 10 years for the Splitrail Farm property that would drive the overall reoccurring and ongoing maintenance cost.
- d. Motion to approve: Matt made a motion to approve treasurer's report, Dom second, approved by all as written

4. Landscaping and Maintenance – Ed Klosowski – Chair

- a. Common Areas: Phase 2 of the North Creek Project will begin this winter. There are 3-phases to the overall remediation of the North Creek projects.
 - i. Additionally, this fall, a swale will be created in the wetlands area in the thought it may speed the movement of water away from the property owners lots down to the creek.
- b. Review of 2020 initiatives and activities
- c. Discuss 2021 priorities
 - i. Next year is a mulching year
 - ii. We have \$1,500 budgeted for vegetation around the South end Entrance signs. We had discussed potentially extending the spend for additional trees and evergreens throughout the neighborhood. Will pick this up in future conversations.
 - 1. We may have some extra dollars, of th \$1,500 mentioned above, available for beautification of the Silver Glen Splitrail Farm entrance.
 - 2. Landscape team is also looking at the Denker Court open space where there are overgrown trees and bushes. Ed to ask Efrain to attend to this area.
- d. New items
 - 1. Two trees donated to us from Efrain - our landscaper – were planted in Cross Creek and one on Splitrail Lane.
 - 2. Holiday wreaths were purchased this week for the entrance signs.

5. Architectural Review – Bob Lanning – Chair

- a. No open Items/Requests:

6. Governmental Affairs – Open

- a. No new business

7. Nominating Committee – No current chair

- a. Review of 2020-21 election results
 - i. The SFPOA moved to an electronic voting this year. The process was easier but we had a much lower response rate. Only 1/3rd of property owners responded.
 - ii. Jim and Carl received 24 votes each
 - iii. Bob, Dom, Kevin, Ed, Matt, and Joe received 23 votes each.
 - iv. We had 3 write in votes.
 - v. All existing Board Members are approved for 2 additional years.
- b. Still looking for 1 more Board members

8. New Business

- a. **Open Space discussion**
 - i. The Board is working on a list of stipulations, requirements, conditions etc. regarding ceding Splitrail Farm southern open space (adjacent to Grey Willow Farms) space to the Township. The Board was very clear that we would only move forward if there was a comprehensive list of protections and proper representations for the property owners before moving forward. A number of items were raised by Carl and circulated as a first draft to the other Board for feedback.

1. Board members are discussing the cost for ongoing support maintenance of the area. Once one of the Board members had asked what we had spent in the last few years and Carl quickly highlighted \$40,000 of expenses (excluding lot 57 expenses). A number of Board members highlighted the need to spray and burn the invasive vegetation. Burning should occur every other year at ~\$1,000 an acre, and spraying should occur more frequently.
- ii. Vote by Board to move forward with list of demands, expectations, and conditions if we are to sell or cede open property to the Township. Additionally, the open space property will be appraised to determine the value of the area in question. Jim will follow for the appraisal of the south side open space.
- iii. The Board also agreed to share their feedback with Carl regarding conditions, expectations, limitations, etc. of defining requirements for the selling or ceding of the property by December 11, 2020. A working meeting will be held by the Board Members in January to work through the various suggestions for language to be included in a potential document to review with the Campton Township.

9. Adjourn: Adjourned the meeting at 8:55 PM