

**Meeting Minutes Splitrail Farm Property Owner's Association Board Meeting
Wednesday August 19, 2020, 6:30**

Splitrail Farms Bon Fire

Attendees: Carl True, Ed Klosowski, Matt Strader, Bob Lanning, Domenick Gallo

Absent: Jim Vielbig, Kevin Robbins

Home owners Present: John Kudlach (29). Joe Busto (50)

1. Call to order – Carl True at 6:32 PM

2. Review / Approval of June 2020 Meeting Minutes – Matt Strader

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

3. Treasurer's Report – Carl True

- a. Review of 2020 YTD SFPOA financials
 - i. Transferred \$13,000 from Splitrail Farm reserve account to the operating budget to address the restoration of the North Creek. The movement of these funds is shown as uncategorized income in the financial report. To date, 93 property owners have paid their summer dues. Three lot owners have yet to pay and have been sent a second notice with a late fee. Those lot owners are lots 38, 50, and 60.
 - ii. Landscaping and grounds keeping will run over budget because of the unbudgeted Christopher Burke expense of \$6,100 – this is for the site visits associated with the wetland's restoration project. Each time Christopher comes to discuss the wetlands drainage project, he charges us a consultation fee.
 - iii. As of tonight's meeting, we have \$58,000 in operating funds and have grown our reserve account to \$22,000.
- b. 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
 - i. Northcreek area
 - 1. Encap project update – Encap work has been completed for the spring/summer. We anticipate the next phase of work will begin in the fall/winter.
 - 2. Efrain path restoration – Ed identified issues with the restored area becoming over grown with vegetation. Ed and Efrain have agreed that his crew will cut down a fallen tree will clear the path for homeowners to return to walk the paths. The cost will be run \$500 to clean up the overgrown vegetation.
 - ii. Other remaining 2020 activities
 - 1. Targeting Crosscreek Lane entrance refresh of the plants around the entrance sign. Crosscreek planting will be completed after Labor Day. Waiting for cooler weather will prevent new plantings suffering for heat stress. If there are extra plants, they will be place on the other side of the Crosscreek entrance.
 - iii. New items
 - 1. Drainage space cutting is due for a cutting. Targeting late September for cutting the former wetlands area. The work will incur a \$400 per cutting.

2. Ed found a beaver dam in the creek that was impacting the flow of Ferson Creek. There was a 24 to 30-inch beaver dam in the creek which Ed removed most of the debris. Stones are still in place which need to be removed. This work was cleaned up on Saturday August 15th. If the creek is too high the wetlands pipe will not properly drain into Ferson Creek.
3. Ed informed us that the landscaping company will be trimming the lower – dead – portion of the blue spruce located on Splitrail Lane. This will cost approximately \$500 for the repair work. We are also targeting replacement trees this fall (\$1,500) and will put Sugar Maples in the Silver Glen side entrance to Splitrail Lane. Ed also found that the solar lights illuminating the sign is no longer working.
4. Ed is requesting \$1,500 in 2021 for replacement trees, additional \$1,500 for additional entrance beautification, as well as \$2,000 to cover mowing over the drainage pipe clearing area (\$400 per cutting, 5 times in 2021).

5. Architectural Review – Bob Lanning – Chair

- a. No open Items/Requests:
 - i. Joe Busto came to the meeting to present a request to paint his shutters white. We asked Joe to submit an email to the Board and the group will review and approve his request. Joe also has a request to cut down a few ornamental trees that are next to his home and causing his sidewalk to heave.
- b. Motion to approve Architectural review. Dom made motion to approve Architecture Review, Ed second, all approved as passed.

6. Governmental Affairs – Open

- a. Drug treatment center on Silver Glen is moving forward and work is being done to get ready for a Fall opening.

7. Nominating Committee – No current chair

- a. Still looking for more Board members
 - i. Joe Busto showed an interest in joining the Board.
 - ii. Motion to add Joe to the Splitrail Farm Board. Matt made motion to add Joe to the Board, Joe second, all approved as passed.
 - iii. 8 current Board members, 1 open seats – Now we have 8 Board Members with the addition of Joe
- b. Election year – looking at online voting options

8. New Business

- a. 2020 bonfire canceled due to Covid? The Board agreed this is the right decision.
- b. Board Members noted that a number of home owners haven't been taking their garbage cans in after the Tuesday garbage pickup. Carl will send notes to those repeat offenders to address this violation
- c. The Board tested an electronic voting process with the majority of the Board Members. The process was easy to use and will save a almost \$300 in stationary and postage costs. We will look to use the electronic process for the upcoming election.
- d. Maintaining Common areas: The subdivision has ~80 acres of common area. In the last few years, we have spent roughly \$200,000 to address immediate common space initiated by a homeowner lawsuit as well as maintenance that has been unaddressed for many years. There are additional expenses to address the vegetation issues that require attention. In the North Creek as well as the other open space. The cost to resolve the invasive vegetation will run multiple years and cost a considerable amount of money. Campton Township is still open to taking over the open space behind Barnside and Splitrail Lane. Concerns were raised by a board member(s) about the value of the space that would be turned over to the town. There were also concerns about easement and support of the drainage work that we just resolved.
 - i. As a take away action item, we agree to discuss the opportunities to turn over the property to the city of Campton Hills. The questions we need to address is preservation of the property from development, power lines, cell towers, etc. Some of the Board Members agreed we should look to restore the space so we can enjoy the space for activities such as walking. Is

there a reasonable approach that we could address to meet the Splitrail Farms Property Owners and the town's needs?

9. Adjourn: Adjourned the meeting at 7:55 PM