

**Meeting Minutes Splitrail Farm Property Owner's Association Board Meeting
Wednesday February 17, 2021**

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

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

Absent: Joe Busto, Kevin Robbins

Home owners Present: Wade Chase (71)

1) Call to order – Carl True at 7:02 PM

2) Review / Approval of November 2020 Meeting Minutes – Matt Strader

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

3) Treasurer's Report – Jim Vielbig

- a) Review of 2021 YTD SFPOA financials
 - i) Year to date (3 months) spent \$10,400, ~60% on landscaping and rest on insurance and other miscellaneous items.
 - ii) One past due lot owner (lot 72).
 - iii) Currently have \$53,000 between receivables and balance in our bank accounts.
 - iv) Have \$22K in reserve with balance planned for a number of projects this year.
 - v) Expecting a bill from KSN for legal assistance regarding dog issues in the neighborhood.
- b) Motion to approve: Matt made a motion to approve Treasurer's report, Domenick second, approved by all as written

4) Landscaping and Maintenance – Ed Klosowski – Chair

- a) Common Areas
 - i) Northcreek project update – Encap work.
 - (1) An email communication was sent out to all of the Splitrail Farm Property Owners outlining the work planned to begin in March. At the completion of work, all of the invasive plants should be cut down, sprayed (with herbicide) and burned in place. This year, we are also working with Encap to apply herbicide for control of the invasive species that were cut in the first phase of the project.
 - ii) 2021 upcoming common area initiatives. Focus will be primarily on the north creek area and seeding of the swale located adjacent to lot 51.
 - iii) Southwest common area update – Carl.
 - (1) We are tabling this item for a little bit. We need to engage the broader home owners on their thoughts. Concerns voiced by Carl is the longer term vie. How we manage the drainage tiles, controlling the invasive species, and the option of leveraging the Campton Township to help manage this area?
 - (2) Richard Binder (property assessor) will come out and look at the open space property to provide us an assessment on this piece of property. We should have a response from Richard in the next few weeks.
 - iv) This is mulch year. We also need a bid from Efrain for seeding the swale next to lot 51, 52, and 53. There are few fence posts that also need attention.

- v) Ed also shared an update regarding the electrical changes occurring on Splitrail Lane. Main electrical lines for ~60% of the development is currently underway by Commonwealth Edison.

5) Architectural Review – Bob Lanning – Chair

- a) No open items/requests

6) Governmental Affairs – Open

- a) Ed mentioned the condition of the roads in our development. He will be looking to gain some attention from the Campton Township Highway District and see if we can get some support to address our roads which haven't had attention in approximately 20 years.

7) Nominating Committee – No current chair

- a) 8 current Board members, 1 open seats
- b) Still looking for more Board members. Some of the Board Members have approached home owners (newer residents and long-standing residents) to see if there is any interest in joining the Board. We are anticipating a transition in Board members in the not too distant future and need to bring in new/additional Board Members. Ed suggested holding a social distancing bonfire to engage some of the homeowners and engage interest.

8) New Business

- a) Amendments to CCR's: Based on recent issues associated with home owners encountering unrestrained dogs, the Board is looking to amend our CCR's to include a stipulation that all homeowners have a responsibility to control their dogs.
- b) Wade Chase asked a few questions about walking paths connecting Cross Creek with the primarily development. The Board Members provided an overview of the developer's original plans for walking paths.

9) Adjourn: Adjourned the meeting at 8:10 PM