

**Meeting Minutes Splitrail Farm Property Owner's Association Board Meeting  
Wednesday, June 30, 2021, 7:00pm**

**Campton Assessor's office**

**Attendees:** Jim Vielbig, Carl True, Ed Klosowski, Tony Zubinski, Jason Johnson, Domenick Gallo, Bob Lanning, Matt Strader

**Absent:** Lauren Jackson, Kevin Robbins

**Home owners Present:** Rebecca Strader (55), Cliff Speare (16), Yarko Tymclurak (27)

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

- a) Jason and Tony, New board Members: Jason lead with an introduction of himself and his family. Tony followed with an introduction of himself and his family.

**2) Review / Approval of April 2021 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
- b) Expenditure: Spent ~\$13,000 YTD. Received North Creek remediation project invoice which has been accrued.
  - i) New dues amount is being paid accurately by the property owners.
  - ii) YTD have paid one of the landscape projects.
  - iii) ~\$7,000 of the planned ~\$9,000 Old Farm and Barnside remediation project has been spent to date.
  - iv) Legal fees to date include Solar Panel advice that is being incorporated into our CCR's. Updated CCR document that incorporates the Illinois state energy policy to be circulated shortly.
  - v) In line with expectations, revenue increase as a result of the dues increases. This will reduce the amount of money that will be pulled out of the reserves to cover ongoing expenses.
  - vi) Checking and savings balance is currently ~\$43,000
  - vii) Reserves amount currently at ~\$22,000. Amount will be reduced to cover the North Creek Remediation
- c) 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) Matt met with Encap about the cuttings that weren't burned and are now in the creek. We agreed to pay Encap 90% of the invoice while they address the clean up work and remaining cuttings of the North Creek. Sam at Encap agreed to contact Matt and walk the area when the work is done. If both parties agree the work is done, the remaining 10% will be paid.
    - (2) After the area is cleaned up, Encap will be coming back to the site to spray herbicide for the 2021 work.

- (3) Include Cliff in the next walk through the North Creek to enable a more transparent review of the work that was contracted and what is outstanding.
- (4) Bob, Ed, and Matt to get a quote from Encap to continue to maintain the North Creek area. Looking for an annual maintenance contract from Encap to maintain the space once it is restored.
- ii) Other topics
  - (1) Drainage pipe cutting has occurred
  - (2) Mulching is underway – Denker Court, Denker Lane, and Cross Creek are yet to be addressed, all other areas covered.
  - (3) Once a month Landscape will cut Denker Lane common space. This was agreed to at the beginning of the season with our Landscaper.
  - (4) Ed has found a painter to address the Cross Creek sign to get a fresh coat of paint on the sign.
  - (5) Residents of the Cross Creek Street got together and paved the bridge along with private road west of Ferson Creek. This is the first re-paving of the bridge since the homes were built.
  - (6) New evergreen next to the firepit that has suffered by the drought in the early summer. Will need to keep an eye on that evergreen. Ed will follow up with Efrain to address the tree if it is dead.
  - (7) We need a new contract from Efrain to ensure we have written agreement between Splitrail Farm and the Landscape company. The contract terms should address the frequency of cutting, location, etc. defined by Ed and the Board.

5) **Architectural Review –**

- a) No open items/requests

6) **Governmental Affairs – Open**

- a) Discussed recent shooting incident at the “Trilogy” club in St. Charles. The club has been shut down as a result of the recent incident.

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

- a) All Board seats filled
  - i) Three residents have stepped up and shown an interest in coming in and taking a role in the Board if future needs arise.
- b) Looking for a new Secretary: Carl has shared the need for a new Secretary for the Splitrail Farm Board. If required, the team will do rotational Secretary role until the position is filled.

8) **New Business**

- a) New business
  - i) Matt and Carl to sign the energy policy amendment to the CCR. Open item to be closed by on or before July 16, 2021.

9) **Adjourn:** Adjourned the meeting at 7:58 PM