

**Splitrail Farm Property Owner's Association Board
Annual 2021 Meeting Agenda**

**Campton Assessor's office
Wasco, IL
Wednesday, November 17, 2021**

7:00 pm

Board Members: Carl True, Jim Vielbig, Ed Klosowski, Bob Lanning, Tony Zubinski,
Lauren Jackson, Dominic Gallo, Jason Johnson

Homeowners: Joe Miller, Lot 57, Yarko Tymciurak

Guests: John Kubar, Campton Township

Call to order – Carl True 7:00

Members meeting

Yarko Tymciurak was motioned by Jim to become a board member second by Jason he was Added to the board.

- 1. September 2021 Minutes - motion to approve By Jason second by Dominick accepted**

2. Treasurer's Report – Jim Vielbig

A. Review of 2021 YTD SFPOA

Motion to approve by Tony Second by Lauren Approved to accept Both 2021 and 2022 budgets

- B. financials Budget was discussed as per the financial report \$38,000 open funds and reserve fund of \$22,000**
- C. Review of FY 2021-22 budget – Jim Vielbig/Group**

Year financials came in as budgeted. Need to negotiate a new landscape contract

2022 budget shares per category will be about the same as 2021 budget lines The budget will be around \$55,000.

- 2. .New Items** Joe Miller talked about Grey Willows Enhancements The township would still like to assume the land that abuts the property. Talked about advantages being that the township would take of the area. First year would include assessment of the area Burn and some seeding. Remediation would be about 5-10 years. Talk included how would the land be turned over and costs involved. Do we need appraisal and how will fair market value be determined. As before we have decided to take more time to determine our direction. We will share with the township our thoughts.

4. Landscaping and Maintenance – Ed Klosowski – Chair

A. Common Areas- current activities

1. Beaver dam removal Cross Creek
2. tree removal – near corner of Denker Rd and Splitrail Lane
3. Signs painted Corner of Denker and Splitrail Lane

B. Review of 2021 initiatives and activities

Need to finish work on down Fencing

Wreaths to be purchased

Encap communications are weak and follow up slow.

C. Discuss 2022 priorities

1. Sign painting will be done in the spring
2. Dead tree removal

Motion to approve landscape repot by Jim second by Tony approved by board

5. Architectural Review – Bob Lanning

The Yard project on Old Farm and Splitrail lane needs to finish their landscaping part of the project

6. Governmental Affairs

7. Nominating Committee – No current chair

- A. Still looking to fill Secretary position

8. New Business

Possible control burn for the neighborhood was discussed

9. Adjourn 8:40