

**Meeting Minutes Splitrail Farm Property Owner's Association Board Meeting
Saturday September 18, 2021 4:00pm**

Splitrail Bonfire Site

Attendees: Jim Vielbig, Carl True, Ed Klosowski, Lauren Jackson, Tony Zubinski, Domenick Gallo, Bob Lanning

Absent: Jason Johnson

Home owners Present: Matt Jackson (31)

1) Call to order – Carl True at 4:04 PM

2) Review / Approval of June 2021 Meeting Minutes

- 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) Expenditures of note: Spent ~\$42,700 YTD.
 - i) Paid North Creek remediation project invoice from Encap.
 - ii) Legal fees to date include Solar Panel advice that was being incorporated into our CCR's; Animal control discussions and legal opinions. Spent \$1,750 vs. budget of \$750 YTD.
- c) 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.
 - i) Checking and savings balance is currently ~\$49,800
 - ii) Reserves at ~\$22,000. Amount will be reduced to cover the North Creek Remediation
 - iii) All lot owners are current with dues payments.
- d) Motion to approve: Tony made a motion to approve Treasurer's report, Lauren second, approved by all as written

4) Landscaping and Maintenance – Ed Klosowski – Chair

- a) Common Areas
 - i) Northcreek project update – Encap 2021 work.
 - (1) Encap will be coming back to the site in the Fall to spray herbicide for the 2021 work.
 - (2) 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.
 - (3) Bob and Ed 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.
 - ii) Other topics
 - (1) New drainage swale mowing on schedule.
 - (2) Once a month Landscaper will cut Denker Lane common space. This was agreed to at the beginning of the season with our Landscaper.
 - (3) Ed found a painter to address the Crosscreek sign to get a fresh coat of paint on the signs. 1st sign painted for \$275 and looks great. Next is the large Splitrail / Denker sign for \$600
 - (4) Residents of the Crosscreek paved their bridge along with the private road west of Ferson Creek. This is the first re-paving of the bridge since the homes were built.
 - (5) 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 the Board. Current contract sent to Board for review.

- (6) Board discussion regarding dead & dying vegetation throughout the neighborhood, and the need to convey a cleanup plan to the Association. First step is a review by Ed, Carl and Jim, completed 9/17. Next step will be to bring our landscaper into the discussion to review the possibility of incorporating tree maintenance in the contract.
- (7) Ed has approval to take down the dead tree in the common area near the Splitrail / Denker entrance, \$350 max. cost.
- (8) Motion to approve: Bob made a motion to approve Landscaping Committee report, Lauren second, approved by all as written

5) **Architectural Review –**

- a) Lot 4 garage discussion. Approved unanimously by the Board with stipulations per plans.
- b) Lot 26 request for exterior painting approved unanimously by the Board.

6) **Governmental Affairs – Open**

- a) Ed contacted Township and got Splitrail Ct. / Splitrail Ln area repaved.

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

- a) One Board seat open
- b) Still looking for a new Secretary. Board is rotating Secretary role until the position is filled. All Board members will be expected to participate.

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.
 - ii) Fall Bonfire / Neighborhood party cancelled again due to Covid concerns. We will still have a low-key bonfire event, date TBD.

9) **Adjourn:** Adjourned the meeting at 5:12 PM