

Splitrail Farm Property Owner's Association Board Meeting

Campton Assessor's office

Wasco, IL

Wednesday, 15, June 2022

7:00pm

Attendees:

- Carl True
- Ed Klosowski
- Emily Logue
- Jason Johnson
- Jim Vielbig
- Tony Zubinski
- Yarko Tymciurak

Absent:

- Domenick Gallo
- Lauren Jackson

Home owners present:

- Clint Spear (16)

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

2) Review / Approval of February 2022 Meeting Minutes – Carl True

- a. Motion to approve - Carl
- b. Unanimous approval

3) Treasurer's Report – Jim Vielbig

c. Review of 2022 YTD SFPOA financials

- i. We're doing good w/ expenditures YTD
- ii. We are looking for a new CPA
- iii. We are looking for a replacement for quickbooks (current: \$50/month)
- iv. Eveyone paid up.
- v. Paid Encap; reserves are around \$9,000

d. Motion to approve

- vi. Approve: Jason

vii. Second: Emily

4) Landscaping and Maintenance – Ed Klosowski – Chair

e. Common Areas

viii. Northcreek project - update

1. Meeting fine w/ Encap mgr.

ix. 2022 upcoming common area initiatives

2. Sign painting

a. due to be completed by July

3. Tree planting (or other priorities?)

b. Sugar Maple is bare; W side off of Silver Glen; will be replaced;

c. We have 1500 in budget for tree maintenance. Sugar Maple will be ~\$500

d. at Cross Creek entrance, will get a quote for ~\$1,000 similar as to what is on other side. Will need to wait until late Aug, early Sept.

4. New item – resident suggested benches in common area – Carl will review

e. for older people etc. - discussion of getting stolen. Ed. will look over, take pictures.

5. Stolen Cars - discussion of recent.

6. New item – Ephraim taking care of corner of Cutwood/Splitrail

f. Will talk to Ephraim later...

f. Emily: move to Approve; 2nd Tony

5) Architectural Review – Dom Gallo – Chair

g. Lot 61 (Spina) – deck expansion and paver patio addition – approved with the expectation that homeowner is working with Village for necessary permitting

h. Lot 34 (Sowles) – exterior home painting request, new exterior color, grey to white - approved

i. Lot 1 (Padron) - siding replacement: approved

6) Governmental Affairs – Open

7) Nominating Committee – No current chair

j. No current openings

8) **Current/New Business**

- k. Garbage cans left in view of the street – email notice sent, still several homes with bins visible to street/neighbor homes
 - x. Next step – written notices with specific violation, and letting them know they are entitled to a hearing w/ board (if they choose).
 - a. hearing
 - b. notice to individual offenders outlining expectations and fines
 - xi. A draft violation will be written this week.
- l. Bonfire in 2022?
 - xii. Carl opts for bonfire to September. Emily and Lauren to be asked for planning help.
- m. Lot 24 (Goldberg) – ongoing lot mowing/maintenance issue
 - xiii. Two notices mailed
 - xiv. Mowed again June 16
 - xv. Next steps should mowing not happen consistently
- n. Directors replacement planning – Board members moving
- o. Quickbooks replacement
 - xvi. Quickbooks wants \$50/month subscription. Yarko will look at potential open-source replacements, and send email of results to board.
- p. Fire Department request for money - referendum / assessment.
 - xvii. Want \$100 assessment per \$100,000 valuation of a house.

9) **Adjourn 8:10**