

Splitrail Farm Property Owner's Association Board Meeting

**SFPOA bonfire pit area
Wasco, IL
Saturday, September 24, 2022
2:00pm**

Attendees

- ✓ Domenick Gallo
- ✓ Lauren Jackson
- ✓ Jason Johnson
- ✓ Edward Klosowski
- Emily Logue
- ✓ Carl True
- ✓ Yarko Tymciurak
- ✓ James Vielbig
- ✓ Tony Zubinski

Guests

	Lot
Jack & Kathleen Burley	57

- 1) **Call to order – Carl True**
- 2) **Review / Approval of June 2022 Meeting Minutes – Carl True**

Move to approve: Jim, 2nd: Tony.

- 3) **Treasurer's Report – Jim Vielbig**

- a. Review of 2022 YTD SFPOA financials Jim reports we're a bit behind budget so far for this year. We've made some adjustments, so far we're under budget on some categories, so we're ok. Unless we have a positive cash flow, this year we won't add to our reserve, but we have adequate in reserves (just over a years worth). Insurance quote is coming up (it hasn't gone up in several years). New audit firm - will be same fee.
- b. Motion to approve
Approve: Jason, Laura 2nd

4) **Landscaping and Maintenance – Ed Klosowski – Chair**

a. Common Areas

i. Northcreek project - update

We have a 3 yr contract with Encap.

ii. 2022 upcoming common area initiatives Next year is a mulching year for us (every other year). Will ask if general mowing at spring, either Encap or Ephram.

1. Tree planting

Move to accept: Laura, Jim 2nd;

5) **Architectural Review – Dom Gallo – Chair**

a. Lot 39 (Cichlar) – shutter color change to black (approved via email)

Lot 30 - sun tunnel: Motion to approve; Yarko, Jim 2nd

6) **Governmental Affairs – Open**

New fire department coming.

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

a. No current openings

8) **Current/New Business**

a. **Noticed several dozen dead trees on properties. We generally give a year**

to accomplish this. There are dead trees in the front, and will be time to send personal mailing. There may be some which are township responsibility. Mailing will ask for May 1 action deadline. Secretary will be included, will send out the personal mails.

b. Garbage bins. None are obviously noticeable.

c. **Vacant lot mowing. Discussion about what maintained standards say, and how**

we manage it. We want to be reasonable while maintaining a "clean" look.

9) **Adjourn**

Next meeting November 16th. Adjourned 3:08PM