

Splitrail Farm Property Owner's Association Board Meeting

Campton Assessor's office
Wasco, IL
Wednesday, February 16, 2022
7:00pm

Attendees:

Carl True, Jason Johnson, Lauren Jackson, Bob Lanning, Ed Klosowski, Yarko Tymciurak.
Tony Zubinski, Jim Vielbig

Absent:

Domenick Gallo

Home owners present:

Emily Logue (Lot 95)

1) Call to order – Carl True at 7:07pm

Emily Logue is here to run for board, moved in last April.

Motion for Emilie Lowe for board – Jason Johnson, second: Bob Lanning.

Accepted by all.

2) Review / Approval of November 2021 Meeting Minutes – Carl True

Motion to approve: Carl, second: Jim; approved by all as written.

3) Treasurer's Report – Jim Vielbig

a) Review of 2022 YTD SFPOA financials

Jim goes through budget details; 2 people didn't pay.

Discussion: check to Encap; the remaining expenditure was insurance.

Jim goes through remaining expenses. Landscaping list to be discussed.

Electronic payment: Yarko brought up the topic; the fees vary, and it's not worth it.

b) Motion to approve – Lauren; Jason seconded. Adopted.

4) Landscaping and Maintenance – Ed Klosowski – Chair

a) Common Areas

i) Northcreek project – updates

Meeting in April to review work for the year w/ Encap. \$4,000 budgeted. There have been some communications issues. Office offered to change managers (we have to go after her, doesn't return emails, calls).

We'll see how this manager adjusts responsiveness.

ii) 2022 upcoming common area initiatives

(1) Sign painting

After the 5 entrance signs are stained this year, they most likely need to be replaced within 5 years. There are 3 more entrance signs to stain yet - two on Denker, and one at the main entrance on Silver Glen.

We will need to discuss, budget.

(2) Other items

Some fences may need mending (a bad one on Cutwood).

Pruning, we're owed a tree... a blue spruce.

W.r.t. streets, Ed plans on calling / talking w/ Village President (they are more involved than township). Ed wants a status for grant money for Denker (first for review). The

primary streets will be the first to get attention. The village has >90% of the township roads, which is why the village is managing the roads now.

iii) Tree protection – beaver issue

Jim goes over Keepn-It-Greener service agreement.

- we've worked 10 years w/ Efrain (owner of Keepn-It-Greener)
- this is 3rd 5 year contract
- Efrain's relationship w/ the SFPOA is a worthwhile relationship, so Jim talks about desire to protect him, since he protects, serves us well.

Carl: argues for Efrain vs. other bids, his match of size of work he looks for seems to be a good match for our HOA.

5) Architectural Review – Bob Lanning – Chair

- a) No open items
- b) Bob Lanning replacement
Motion for Dominick – Jason; 2nd – Yarko. Accepted.

6) Governmental Affairs – Open

Ed asking for update on Denker Road.

7) Nominating Committee – No current chair

- a) Bob Lanning replacement
Emily will be replacing Bob.
- b) Board positions:
 - i) Treasurer: Jim willing for one more year. Ed: “After the president, the most important position we have; a big role.
Motion: Tony; 2nd: Lauren. Jim will be treasurer for another year.
 - ii) President. Carl: Likely moving in the next year or two.
Motion: Carl for president – Yarko; 2nd Jim.
 - iii) Secretary: motion for Yarko – Lauren; 2nd Ed.

8) New Business

- a) Garbage cans left in view of the street
Four to five serial offenders.
Carl: need to check CCRs; need to find fine schedule. Ed wants to talk to neighbor/offenders.
Carl will send email in the next week, which quotes the CCRs, mentions the fine schedule.
- b) 2022 Directors position discussion
- c) Directors replacement planning – Board members moving forward, the Board needs to start developing a succession plan for the Director positions, as Jim and Carl will be leaving in the next few years at the longest.

9) Adjourn – 8:35pm.