

Splitrail Farm Property Owner's Association Board

Annual 2022 Meeting Agenda

**Campton Assessor's office
5N082 Old LaFox Road, Wasco, IL 60175
Wednesday, November 30, 2022
7:00 pm**

Attendees

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

Guests

	Lot
Jack Burley	57

1) Call to order – Carl True

Call to order: 7:10 PM

2) Members meeting open

3) September 2022 Minutes – Carl True

a. Comments/Questions

None.

b. Approval

Motion to approve: Lauren; 2nd Emily

4) Treasurer's Report – Jim Vielbig

a. Review of 2022 YTD SFPOA financials

4% over budget on landscaping, but within \$500 of budget. This includes unexpected tree we needed to take down. Efrain's (the Association's landscaper) new contract made this better. Other variances: professional fees - KSN is our law firm which we watched; accounting firm is what it always was (\$450). Encap project budget was \$2,500 over but we stayed within overall budget. We budgeted \$2,000 to put in reserve (on top of the \$9,142 currently in reserve), which we will be able to do. Landscaping and Insurance are big items.

Motion to approve: Jason; Ed 2nd.

b. Review of FY 2022-23 budget

Everything is mostly last year's expense moved forward, plus \$7,500 "placeholder" for new projects (only some will be able to be addressed with this amount).

Motion to approve: Yarko; 2nd Lauren.

c. New Items

None.

5) Landscaping and Maintenance – Ed Klosowski – Chair

a. Review 2022 activities

Planted two new trees and had one dead tree replaced under warranty. Year-end mowing accomplished.

b. Discuss 2023 needs/priorities/ideas

- i. Dead tree removal (association)? Ed walking through says nothing looks bad. We'll talk about contacting lot-owner dead trees to prepare people for cleaning up dead trees by May. Ed will get township to check whose responsibility the old oak on Cutwood is.
- ii. Walking path canopy trimming – too much ducking and weaving needed to walk

Lower vegetation is Encap's focus. If there's some budget allowance to address upper canopy, we could address this. Ed will talk to Efrain (Association's landscaper).

- iii. Walking path extension/additions Carl: we will schedule a walk-through of path Lauren & Ed were talking about (re: place to cross the creek). Carl also wants to visit Denker Court and Silver Glen.

For reference, a copy of the original developer's outlines for potential walking paths is attached to these minutes.

6) Architectural Review – Dom Gallo – Chair

Nothing to report.

7) Governmental affairs

It looks like there are plans to repave Denker soon. New fire station (3rd) plans announced.

8) Nominating Committee – no current chair

9) New business

- a. Sign replacement initiative kick-off: design decision, cost development, budgeting and allotment of reserve funds.

The first (worst) will be on Silver Glen and Splitrail. There are 5 entrances (2 big signs, 3 small ones). Carl suggests a small subcommittee - look at sign ideas, and prepare for getting bids.

Emily, Lauren and Yarko volunteer to prepare a list of concepts for the next board meeting in February, 2023.

- b. Additional topics

- i. Consider: cost for a porta-potty for bonfire.
- ii. Consider: Halloween - some way to increase neighborhood trick-or-treaters.

10) Adjourn

8:25PM
