

Splitrail Farm Property Owner's Association Board Meeting

**Campton Assessor's office
5N082 Old LaFox Road, Wasco, IL 60175
Wednesday, September 20, 2023
7:00pm**

Attendees

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

Guests

Lot

-
- | | |
|------------------------|----|
| Jack & Kathleen Burley | 57 |
| Mary Wray | 84 |

1) Call to order – Carl True

Meeting called to order 7:01.

2) Review / Approval of Junel 2023 Meeting Minutes – Carl True

Move to approve: Emily; Tony 2nd.

3) Treasurer's Report – Jim Vielbig

a. Review of 2023 YTD SFPOA financials

By the time all the scheduled payments happen, we will be within budget, with some reserves left. We have interest, but 5th3rd makes numerous errors, not sufficiently responsive. October 31st is end of fiscal year.

Any proposals for next year, so we can consider for next year's budget.

b. Motion to approve

Move to approve: Jason; Emily: 2nd.

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

a. Common Areas

i. White oak tree on Cutwood

1. Any news from Campton Highway Dept? Campton deemed the tree to be safe (2 dead limbs). The trimming bid is \$1400.00.

ii. New updates

1. New village president (Barbara Wojnicki).

Village president has not returned call on roads meetings. Our Splitrail Subdivision roads have not been repaved in 20 plus years. They apparently have a 3rd party engineering study, and we're not on the top of the list. Looking at their meeting minutes, Denker is classified as a connector road, which will be eligible for a federal grant. Village Police Chief has been placed on paid leave. An Interim Chief is in place.

2. ENCAP completed 2 phases of 2023 spraying along North Creek

Ed would like to have a different approach to contracts with ENCAP, have a phased approach - a bigger, bolder multi-year plan. Jim reports that Efrain has done a great job with trails, and canary grass (invasive) grass is still where ENCAP was working on -is this still something which is on ENCAP's plan?

3. Future

Ed would like to plant two sugar maples in the fall, at the end of Old Farm Lane where it joins Splitrail Ln, near Denker). Let's get a budget estimate for this year's budget.

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

- a. Lot 46 (Whitehill) – screened in porch plans approved, under construction, near completion.
- b. Lot 16 (Speare) – roof replacement request, similar color shingles
- c. Lot 61 (Spina) – windows replace last week, changed to black, no Board notification, but previously approved (perhaps a year ago).
- d. Lot 14 - roof (previously approved).

6) **Governmental Affairs – Open.**

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

- a. No current openings

8) **Current/New Business**

a. Neighbor dead tree removal plan

Some still need to be done; a lot have been done. There are also a few new dead trees. The next step would be to send individual letters. We are not inclined to push people to do things, but we would like to have plans, that is letter of intent.

b. Entrance sign idea review (Emily and Lauren initial review)

Jim took a trip to Batavia, and got samples. Foam covered with a hard material. Jim pounded it with a hammer, and it got no dents - a large sign weigh what you would expect foam to weigh. Gave a list of 100 signs which have been done, and they look good. Yarko will measure current sign on Silver Glen, so we can submit for a budget starting point (it's the largest sign).

c. North creek brush cleanup/burn – fall/winter project due to dry weather

d. South common area cherry tree (choke cherry) project

While not invasive, they are detrimental since they grow so densely. In the short term, cut them down and spray the stumps. It will take only a few people, will plan on it in the next month or so.

e. Campton Township fall brush pickup dates – Monday, October 2 through Friday, October 6

9) Adjourn

Meeting adjourned 8:20.