

Splitrail Farm Property Owner's Association Board

Annual 2023 Meeting Agenda

**Campton Assessor's office
5N082 Old LaFox Road, Wasco, IL 60175
Wednesday, November 29, 2023
7:00 pm**

Attendees

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

Guests

	Lot
Phil Ernst	79
Kathleen Burley	57

1. Call to order – Carl True

Call to order - 7:05pm.

2. Members meeting open

Phil talks about work they're doing (not moved in). Kathleen talks about landscaping planned for spring.

The board introduces itself to the guests.

3. September 2023 Minutes – Carl True

- a. Comments/Questions
- b. Move to approve: Jim; second: Emily.

4. **Treasurer's Report – Jim Vielbig**

a. **Review of 2023 YTD SFPOA financials**

We underspent considerably. A \$7,500 placeholder for a landscaping project was not pursued this year. We had no legal bills until this November, so we underspent by \$2,000.

Jim would like to move the overage \$11,000 overage into reserves. Motion - Tony, Lauren, 2nd.

Jim will send a note on the coverage for the board. We had \$57,000 income from HOA fees, HOA late penalties, and interest on our accounts. We have about \$47,000 left on account.

Treasurer report accepted: Lauren - moved; Jason, 2nd.

b. **Review of FY 2023-24 budget**

Essentially the same as the budget as for this year, with a few very small changes.

c. **New Items?**

5. **Landscaping and Maintenance – Ed Klosowski – Chair**

a. **Review 2023 activities**

b. **Additional trees planted**

Five trees added:

- 1 Cutwood
- 2 Splitrail / Old Farm Lane open space
- 1 Splitrail / Denker entrance
- 1 Crosscreek entrance

Since 2015, we've planted 15 trees. Efrain had the place looking good. With him having authority, with a contract, he just sees things and gets them done. Denker Lane entryway to be re-landscaped this year. Our contract with Encap ends in 2014. Ed proposes a 3 year contract for the renewal, rather than a 5 year contract. We need to get cost estimates. Encap may have been a bit expensive for what they accomplished. We could use a trail camera to see who keeps blocking, causing backup, flooding. Ed will bring a proposal next September, in preparation for renewal with Encap.

c. **Discuss 2024 needs/priorities/ideas**

6. **Architectural Review – Dom Gallo – Chair**

a. **No new requests submitted since last meeting**

Lot 46 Deck is in progress, with pitched roof plywood. The owner wants to change from screens to windows to make it a three season room in effect. It's moving along, but slowly.

7. **Governmental affairs**

Nothing new. They are working on a third fire department, new location (Bolcum & Crane).

8. **Nominating Committee – no current chair**

9. **Current/New business**

a. **Request for next year board meeting dates**

We'll announce the third Wednesday for every board meeting in 2024: February, April, June, September, and November, that is:

- 2/21
- 4/17
- 6/19
- 9/18
- 11/20

We'll stick to that, and notify if something changes.

In 2024 we will need to have board elections. Because of low participation in electronic voting in the past, Carl proposes doing a postal mailing for the next board elections.

b. **Entrance sign initiative**

We talked about getting a bid to replicate the signs. Yarko will measure the smaller sign (we have two sign sizes), so we can get estimates on the current general design. We'll then discuss design options, and perhaps option of having fewer signs.

c. **North creek, anything new beyond 2024 maintenance?**

d. **South common area wild cherry tree cut-down project**

Carl proposes over the next couple of weeks to cut-down and leave them. Ed raises concern over need to prevent these trees from taking over.

e. **Poke weed inquiry**

We will inform neighbors about poke weed, and encourage those who are willing to pull them out (they are spreading, thanks likely to birds).

10. **Adjourn**

8:35PM - Adjourn.