

Splitrail Farm Property Owner's Association Board Meeting

Campton Assessor's office

Wasco, IL

Wednesday, April 5, 2023

7:00pm

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 |
| Steve Laskey | |
| Tod Reuter | 87 |

- 1) **Call to order – Carl True** Introductions; call to order 7:10PM
- 2) **Review / Approval of November 2022 Meeting Minutes – Carl True**
Move to approve: Lauren; 2nd Jim; Approved
- 3) **Treasurer's Report – Jim Vielbig**
 - a. **Review of 2023 YTD SFPOA financials**

Majority money is landscaping. Efrain got 1st installment of payments. One non-payment on assessments so far. Some fines for garbage cans; no longer a problem. \$73,500 cash on hand. Special project trail cleanup. Branches overhang on trails we've maintained. We will probably need an early burn (June meeting?).

In general, we're on budget, but need to watch it. Efrain is repairing splitrail fences.

Motion to approve Treasurer's Report: Tony; Jason 2nd. Approved.

- b. BMO is where our money is, the max they pay is 1%. Fifth Third pays 4.5%. Looking to gain some interest on our money, and now Venmo and Zelle now allow payment receipts. Venmo is not FDIC insured. Zelle is FDIC insured. Fifth Third doesn't do Zelle for business. So, question is whether to keep BMO, but put savings into Fifth Third account. It could amount to on the order of \$1,000 a year.

Motion to approve moving \$25,000 savings for interest (to Fifth Third): Tony; 2nd: Lauren. Motion approved.

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

a. Common Areas 2023 upcoming common area initiatives

- New item – north creek path clearing
- Mulching
- Tree planting (or other priorities?)

i. Northcreek Project - update

Encap coming out last week of May, 1st week of June to take care of overgrowth. Northcreek - Jim shows on map (map included at end of minutes). Canopy overhead (perhaps 1 1/2 mile) has been trimmed overhead.

ii. Mulching

This year common areas will be mulched as well as trimmed. Also, fence-mending.

iii. Tree Planting

New trees: we generally plant 3 trees per year (in the fall). We try to do Sugar Maples, Black Spruce (hardier trees).

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

- a. Lot 46 (Whitehill) – deck replacement and expansion They've withdrawn request for 2nd story deck. They are working on a drawing for a screened in porch, will be submitted for further approval.

6) **Governmental Affairs – Open**

Ed Has been keeping an eye on roads. Our roads haven't been repaved since turn of the century (late 1990's). Campton Township Highway Department – Superintendent Sam Gallucci - has never done any repavement. They are doing good with snow removal.

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

- a. No current openings

8) **Current/New Business**

- a. Village road update

The last few years, the Village vs. Township had confrontation over repaving. Village has responsibility for 100 miles of township roads within incorporated limits. Ed has been working with Mike Tyrell, the current Village president. Last year, no roads in the village were repaved. Plan was to replace 10% (10 miles) of the roads. A grant was put in for Denker road repaving. On average, cost is \$200,000 per mile to repave a road. Because of wetlands, and state of road, cost for Denker was to be \$600,000 per mile. Ed is going to check on status of the grant in ~30 days (Barb to check w/ Deluce). There is a 3rd party to do the road sign-off. We don't know who does that. With a new administration (as of 5/2, that will be Barbara Wojnicki) we're not sure what the process will be. Communication w/ the village has not been good. We had some talk at our meeting about getting the village president here, and about coordinating with other subdivisions along Denker (Deer Run).

- b. Neighbor dead tree removal plan

Carl hands out a list of trees and guesses of whose trees they are. The board will ask for removal if they are visible from the streets. Next step: individual letters to homeowners, identifying trees, and asking for their plan (rather than imposing a deadline). The intent is to have action by this year (labor day?). We will ask for plans within 30 days. Ed will check on a tree that is likely Campton hills.

- c. Entrance sign idea review (Emily and Lauren initial review)

The worst sign is Splitrail & Silver Glen. They are about 25 years old. We're looking to do a budget, try to avoid assessment fee. We showed Brook Haven and Arbor Creek signs, and talked about some others. Lauren will start by checking with Aurora Sign Co. (Aran Stokle 630-898-5900).

- d. Neighborhood recommendation and idea share

Holding this topic for Emily.

Kathleen created a Splitrail Farms Nextdoor page. Carl sent a link to SFPOA - here is an easy to remember link: <https://bit.ly/Nextdoor-SFPOA>

There is also a Campton Hills Facebook Page.

- e. North creek brush cleanup/burn

We're tabling this; we will organize something when it's dryer.

- f. North common area path expansion

Carl, Jason, Jim walked path which connects Dairyherd, Denker Court. The biggest challenge: get a bridge over the creek big enough to get a mower over (bridge or culvert). Either will need a permit.

- g. Cross creek path extension to access main subdivision area for walking.

Talking with Efrain about this, and North Common Area cleaning and maintenance. Can we make enough room on Denker south of Splirtrail, to get across the bridge there? It sounds like this needs us to walk over it, to see what this would look like.

- 9) **Adjourn** 8:50 PM

