

Splitrail Farm Property Owner's Association Board Meeting

**SFPOA bonfire pit
Campton Hills, IL
Saturday, June 24, 2023
2:00pm**

Attendees

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

Guests	Lot
David Mentor	25
Margaret & Jaciej Sawczuk	24

1) Call to order – Carl True

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

Motion to approve: Lauren, 2nd Jason - approved.

3) Treasurer's Report – Jim Vielbig

- a. Review of 2023 YTD SFPOA financials As of the end of May, we're in good shape. Jim opened a 2nd bank account 5th/3rd bank. It took over a month to approve, and Jim is so far not pleased with it.

Nothing unusual in current expenses (a small increase in web hosting).
Landscaping - Efrain has only billed for 1/3 so far.

Two charges from ENCAP this year so far. Nothing unexpected.

b. Motion to approve

Jason: move; Tony: second.

4) Landscaping and Maintenance – Carl True – Chair

- a. Common Areas
 - i. White oak tree on Cutwood
 - 1. They're doing a GPS study to confirm ownership.
 - 2. Will try and save it, if possible.
 - ii. 2023 upcoming common area initiatives
 - 1. Mulching, completed
 - 2. ENCAP completed phase 1 of 2023 spraying of North Creek (they'll be out again this summer and early fall).
 - 3. Invasive cherry trees - we still need to figure out what we want to do with them. There's perhaps 50-60. For the time being, they're only perhaps 2" diameter or so.

Jim: move to approve; Lauren second Approved.

5) Architectural Review – Dom Gallo – Chair

- a. Lot 46 (Whitehill) – screened in porch with upstairs deck plan review request

Motion to deny second story deck, and require gabled roof on 3-season room (no flat roof); screens ok. Motion: Jason; Tony: second. Approved.

Jason: motion to approve review; Jim: second. Approved as submitted.

6) Governmental Affairs – Open

- a. (Per Ed) He spoke with Village President, Barb Wojnicki, about coming to our fall Board meeting to discuss her initiatives for the Village. She tentatively agreed to attend. Ed will follow up as we get closer.

The Village has been more active lately.

7) Nominating Committee – No current chair

- a. No current openings

8) **Current/New Business**

- a. Neighbor dead tree removal plan – initial emails sent to each homeowner on the list. Spot check shows progress. The "ask" was for removal, or plan submittal by end of summer. The next action will be to send a physical letter (for people who don't open email regularly).
- b. Entrance sign idea review (Emily and Lauren initial review) Spot check pricing on local businesses, which seem better. Aubrey Signs, Mike Hoffer has been responsive. The Millpond sign which Lauren showed she thinks is the most attractive for what we want. Masonry work will be on the order of \$15,000. We talked about design alternatives as something figuring the cost. Jim suggested seeking multiple quotes. Yarko suggested multiple design requirements sets (i.e. synthetic vs. brick). We will look up Foamcraft, and Aubrey signs websites, and pick top 3 preferences to narrow our search.
- c. Neighborhood recommendation and idea share
- d. North creek brush cleanup/burn – fall/winter project due to dry weather
- e. North common area path expansion Jason, Carl and Jim met end of April. To extend walking paths to get to (for example) bonfire area without needing to walk on Denker. Jim: Efrain said mowing the area will take time. No idea of cost at this point. He will probably talk about this after growing season. One problem: how to get the mowers over where they will be needed (Jason pointed out some possibilities). We will revisit this again in the fall.
- f. Cross creek path extension to access main subdivision area for walking Using the bridge is not an option, since SFPOA doesn't maintain the bridge.

David: asks about lights at entry ways, or lights. The roads (Campton Hills) are unlikely to get lit ever. At entrances, Com Ed can run power to lights, and charge you. The charges are typically very high (thousands).

Jason: asks about updating signs which announce meetings. Jason will research this a bit. We are currently short one sign.

9) **Adjourn**

3:54 – adjourned.

References:

<https://www.aubreysigns.com>

<https://foamcraft.com/>