

## **Splitrail Farm Property Owner's Association Board Meeting**

**Campton Assessor's office  
Wasco, IL  
Wednesday, May 15, 2024  
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

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<b>Guests</b>	<b>Lot</b>
Jack Burley	57

### **1) Call to order – Carl True**

Carl call to order: 7:04 PM.

### **2) Review / Approval of February 2024 Meeting Minutes – Carl True**

Emily: motion to approve; Lauren: 2nd. Approved.

### **3) Treasurer's Report – Jim Vielbig**

#### **a) Review of 2024 YTD SFPOA financials**

1st bill came in from Efrain. All late payees are now up to date. The only unexpected expense was a fallen tree. Budget so far in good shape (see Budget sheet).

Neighbor Jim Shaw, talked to Ed. When the drainage pipe was blocked, it took 4 days for the system to drain out. Monday's rain (maybe 1/2") it's coming up again (not as severe). There seems to be something blocking, so we may

have silt blocking it up. The pipe is not draining, it seems, at "full, normal capacity." Jim Shaw is asking to have Huddleston McBride Drainage inspect it to ensure there are no problems.

**b) Motion to approve**

Jason: move; 2nd from Tony. Approved.

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

**a) Common Areas**

In general, fences mended, areas look good. We bought 3 shrubs through the Kane County Forrest Preserve per Jim's recommendations (Rosa Carolina). Because of county program, costs were roughly half. Because there were only 3 shrubs, there was no cost. Efrain's brother had surgery, is hospitalized.

**i) Northcreek project – 2024 work**

Ed will be meeting with ENCAP next week, to ensure the creek will keep running properly. About a month ago, the area did not look terrible. Next year is a contract year with ENCAP. Ed would like to change our commitment down from 5 year contract, to 3 years. ENCAP is linked to NIU for origins.

**ii) 2024 current initiatives**

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

- a) 39W836 Hoeweed Lane Lot 18 exterior change request – approved via email, entered into meeting agenda for minutes capture.

**6) Governmental Affairs – Open**

Campton Hills hired 2 new part time female police officers. One speaks Greek, and perhaps 3 other languages, the other Polish. No news on fire department.

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

**a) 2024 election results announcement – Jason Johnson**

Everyone got voted in again. 42 ballots returned (about normal).

**8) Current/New Business**

**a) Review of north creek culvert drain grate request**

Since a stump plugged this 15" drain, we are looking at a grate to prevent a repeat event. After looking into it, Jim suggests we install a grate ourselves (about \$600, with shipping).

Ed: motion to approve; Tony: 2nd. Approved.

**b) Lot 46 deck and screened in porch status update**

This was approved in January, 2023. Construction has been going on for about a year. This spring, Contractor will be available to finish the project. Weather will need to break. Contractor expects it will be completed in about a month.

**c) Entrance sign update**

We decided to put to a vote to homeowners: Sign numbers: 11, 13, 17  
Additionally, Jim will ask:

- possibility and costs of adding (e.g.) height to signs
- options for some attachment points for hanging wreaths

**d) Dead tree clean-up update**

There are a few that are perilously close to common vs. homeowners, for example lot #70. Lot #60 has perhaps more dead trees than any. We're down to perhaps a dozen dead trees remaining.

Motion to start fine process: Jason; Emily: 2nd. Approved.

**e) Cherry tree cut down project date**

Carl will send an email for a cut-down, mow, chip project.

**f) Lot 33 sold**

39w900 Prunetree Lane closed on 4/29. The new owners are Mike & Amanda Kuenzel. This will be new construction, build plans finalized in next 4-6 weeks, with construction estimated to start in the fall. The new owners have been made aware of the Association's process for approval.

**g) Jason – discussion about bush-hog to overgrown area along Silverglen.**

Day rental can be had for "over weekend". Jason talks about using it to take down the cherry tree. Jim expresses concern about a homeowner (or board member) operating heavy equipment on our common area. More discussion about what will and won't be addressed and why. This ends at having Efrain looking at it again, walking it ourselves to evaluate.

**9) Adjourn**

Motion to adjourn: Tony; Carl: 2nd. Adjourned 8:55