

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

### **Annual 2024 Meeting Agenda**

**Campton Assessor's office**  
**5N082 Old LaFox Road, Wasco, IL 60175**  
**Wednesday, November 20, 2024**  
**7:00 pm**

#### **Attendees**

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

#### **Guests**

**Lot**

Todd Ruder

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- 1) **Call to order – Carl True** Call to order: 7:04 PM.
- 2) **Members meeting open**
- 3) **August 2024 Minutes – Carl True**
  - a. Comments/Questions
  - b. **Approval**  
Motion to approve: Lauren; Second: Jim
- 4) **Treasurer's Report – Jim Vielbig**
  - a. **Review of 2024 YTD SFPOA financials**
    - We have one lot (#76) in arrears.
    - We collected \$573 in fees: Late fees and fines and Document prep charges

- We earned \$421 in interest on our bank accounts, historically the first substantial interest received.
- Items over budget >\$250:
  - Bonfire \$486
  - Grounds maintenance “Special items” \$1,270. (Jetting tree roots clogging pipes)
  - Tree Maintenance \$2,596 (Several tree removals)
- Items under budget >\$250
  - Landscaping projects \$6,906 (Projects not assigned)
  - Legal \$1,221
- Will transfer budget overage to Reserve Savings. \$11,000
- Cash on hand: \$92,112

Motion to approve: Jason; Second: Emily

**b. Review of FY 2024-25 budget**

- Increased Bonfire budget
- Increased Grounds Maintenance to account for an extra tree planting
- Added \$22,000 for two large entry signs
- Increased North Creek Wetland repairs from \$4,000 to \$10,000. (Encap replacement)
- Budget shortfall of \$15,700 will be supported by excess cash in Reserves. Entry signs will be paid for out of reserves.

Motion to approve: Yarko; Second: Jim

**c. New Items?**

None.

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

**a. Review 2024 activities**

Storms have had us looking at trees which may come down (unsafe). A second item of attention has been fences.

**b. Additional trees planted**

**c. Discuss 2025 needs/priorities/ideas**

Efrain’s landscaping crew is thin, but still does things well. However, Ed has concerns in the longer term viability of the crew, given age and health of people. Encap decided not to renew our contract. Ed thinks we need a landscaping focused company. Efrain is willing to take it on, but we wonder how busy he is. Long term, Ed thinks someone needs to take ownership of the north creek projects (Ed and Jim have been watching this for a long time). It's something which needs long term maintenance. Efrain is not interested in burning there - the areas are close, and not necessarily conducive to burn maintenance. Carl offers to talk to Bob Jungwirth for potential activity to be on committee, to help. 2025 Ed expects should be a mulching year for us.

- 6) **Architectural Review – Dom Gallo – Chair**
  - a. No new requests submitted since the last meeting
- 7) **Governmental affairs** A third Fire station is going up on Crane and Bolcum.
- 8) **Nominating Committee** – no current chair
- 9) **Current/New business**
  - a. 2025 Board meeting dates: February 19, April 16, June 18, September 17, November 19 (annual meeting)
  - b. **Corporate Transparency Act update**

Bank doesn't do it. Our law firm wanted about \$400 for each of us. The filing site requires DOB and drivers license. Jim will be filling this out for board members.
  - c. **Entrance sign initiative**

We are going to submit the photo Carl sent, with a split-rail, and some flowers, and get a mock-up and a precise quote. Time from approve of design to install Jim reports is about 3 to 4 months.

Motion to Approve moving forward on two signs this year: Lauren; Second: Yarko
  - d. North creek, beyond 2024 discussion

**10) Adjourn**

Adjourned: 8:14PM