

Splitrail Farm Property Owner's Association Board Meeting

**Campton Assessor's office
Wasco, IL
Wednesday, August 21, 2024
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
Katherin Whitehill	46
Mike McLaughlin	05

1) Call to order – Carl True

Call to order: 7:03 PM.

2) Review / Approval of May 2024 Meeting Minutes – Carl True

Motion to approve: Jim; 2nd: Ed.

3) Treasurer's Report – Jim Vielbig

a. Review of 2024 YTD SFPOA financials

Removing fallen trees has been approaching twice what we usually spend for planting trees. We're lacking dues from 11 homeowners. Bank has started to allowing photo deposits of checks, which is a convenience for us. The budget, as of July 31, was distributed at the meeting. We're pretty much on budget.

b. Motion to approve: Yarko; 2nd: Jason.

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

a. **Common Areas**

i. **Northcreek project – 2024 work - update**

ENCAP manages this area. They handle invasive vegetation. The drainage sewer is plugged up with silt. Ed has asked ENCAP for a 3 year contract, rather than the previous 5 years. Encap is to provide us with a summary of what they've accomplished in the past 5 years, and what there is to do (for the next 3 years). The reason we took on the Northcreek project (7 acres) because the creek bed had been essentially eliminated because of invasive vegetation, which would then result in flooding in our subdivision. Advice given was that this creek collapse would continue, and the creek collapse would spread, and flooding would continue to get worse. About 2/3rs of the common area the HOA has are left wild. We prioritize those areas which will affect homeowners. We had a drainage lawsuit 8 years ago, which SFPOA settled, and we maintain drainage. The board's position is if there is an aesthetic problem, we encourage homeowners to clean up common areas. If the problem is functional (such as flooding), the HOA will take care of it. With the amount of rains we have had this summer, our contract for mowing monthly is directed as needed. Ed brought evidence of the rotting (small) tree roots in the pipe. We'll need to take down a dying tree. A jetter (the truck needed) will be used to blow out the plugged up pipe. Likely, this will be less than \$500 for the tree, and perhaps less than \$1500 for the jetter work (a ceiling price of \$2500 for a full day's work). Burley's raise a question about their planting trees.

Motion to approve the above tree removal, and jetter work, with a ceiling of \$2500 for jetter, and \$500 for tree: Jason; 2nd: Carl.

ii. **Storm damaged tree removal**

iii. **New business**

Mike asked about lot 5 - there are areas (near Dairyheard Lane) where vines for the past few years are taking down trees. Jason added that in the case of white pines, we're losing mature trees. Jim has been out there with Efrain a few times. Jim reports that taking care of everything back there will be hugely expensive. Jim mentions that the grapevines are everywhere throughout the association. What needs to be done about it needs some more discussion, with tree experts (Ed suggested ENCAP).

Some sub-group will take on further discussion of this, own it; Mike, Jason are interested. Next steps will start with more research into possibilities, and potential costs.

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

- a. Lot 18 (McClure), 39W836 Hoeweed Lane Lot 18 exterior change request – approved via email, entered into meeting agenda for minutes capture (now completed).
- b. Lot 92 (Jenrette), 6n626 Denker Lane - roof replacement request. Submitted request to Dom. It was a like for like color request. No need for formal approval by the Board, since no changes.

6) **Governmental Affairs – Open**

Topic: Pulte subdivision in LaFox area.

The development area is connected to Saint Charles, in two areas.

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

- a. No current items

8) **Current/New Business**

a. **North creek culvert drain grate project update**

We have a grate for this already.

b. **Lot 46 deck and screened in porch - status update**

Katherine talks about the contractor, the deck is nailed instead of screwed; she hasn't heard from the contractor since May. Carl asked when her law firm would serve the contractor.

c. Entrance sign status update

- i. Total votes = 33 (sign 13 = 20, sign 17 = 8, sign 11 = 5)
- ii. Next step – artwork ideas (looking for Lauren and Emily's support here), and then proceeding with firm quotes, and making adjustments to artwork, any other updates which will lead to our placing an order, sometime late this year, or early next year.
- iii. Sign 10 option

d. Dead tree clean-up update

- i. Lot 60 (Baum) – violation letter sent via Priority mail to ensure receipt. No response.
- ii. Lot 70 – (Nelson) – advised that they were contacting Efrain to do clean up. No action taken yet.

Motion to fine: Jason; 2nd: Jim. All approve.

e. Corporate Transparency Act (CTA) discussion

This national CTA voted went into effect January 1, 2024, to hold corporations accountable. For most, the filing deadline is January 1, 2025 (penalties to file can be significant). This included non-profit, such as homeowners associations. There is a lawsuit to remove homeowners

associations from this act. Each member of the board needs to file your own information, as a member of HOA. We can do it individually. Jim will follow up with our banks, since some are doing this gratis.

Notes from secretary:

- FAQ: "Are homeowners associations reporting companies?"
 - https://www.fincen.gov/boi-faqs#C_10

This says if we're not filed with the Secretary of State, or if we're filed as a 501(c)(4). There may be other exemptions, but the specifics are not clear from the FAQ. We are registered as simply as a "Homeowners Association" (not a 501(c)(4)).

- Some background about CTA
 - <https://www.uschamber.com/co/start/strategy/small-business-corporate-transparency-act>
- Online E-Filing System
 - <https://www.fincen.gov/boi>
 - 5-minute "How to File a Beneficial Ownership Information (BOI) Report": <https://youtu.be/GydCvfbKxPw>

f. Annual bonfire planning & date

Saturday, September 21, 2024. Both a porta-potty and bounce house have been reserved for our September 21st bonfire.

9) Adjourn

Adjourned: 8:50 PM