

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

**Campton Assessor's office  
Wasco, IL  
Wednesday, February 21, 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

### **Guests**

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	Lot
Jack Burley	57

### **1) Call to order – Carl True**

Call to order 7:05

### **2) Review / Approval of November 2023 Meeting Minutes – Carl True**

Jason: move; Jim: 2nd

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

- a. Review of 2024 YTD SFPOA financials  
We're near 100,000 balance (but we don't spend much of anything this time of year, besides insurance). Interest rates are falling, so our interest on our accounts has also fallen. We have (need to have) automobile insurance. Jim is calling around for updated quotes.
- b. Move semi-annual dues payments to January 31st and July 31st.  
Move to accept: Yarko, Jason 2nds; All approve.

- c. Establish a closing doc fee of \$100 for requests 10 business days or more, \$150 for requests 4 days or less. Motion: Lauren; 2nd Emily. Approved.
- d. Motion to approve Jason; 2nd Lauren.

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

- a. Common Areas
  - i. North creek project – 2024 work Ed expects to have a new contract from Encap by October for us to consider.
  - ii. 2024 upcoming common area initiatives Spring activity - some culdesacs have damage from snowplows. Ed will drive around, and get with the township. Off of Silver Glen, E. of Splitrail, plows pushed dirt. Some fence mending is needed (not horrendously much).

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

- a. No new requests currently

6) **Governmental Affairs – Open**

A lot going on with the village. The focus is going to be for road improvements, but there is not a lot of money for that. The village administrator and assistant were terminated. There is a new administrator. Currently Denker road is targeted for repair in 2028. The village currently doesn't have the money to maintain the 90 miles of roads. There is an early discussion for a referendum (not this year) for funding for the roads (bonds). Kane County, however, does have funds for roads. It looks like there will be roads going in the vicinity of the train station by LaFox. In South Elgin, there's another project - 6 lanes, over railroad tracks. RE: School district: Our subdivision is staying at Ferson Creek (no changes).

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

- a. No current openings
- b. **Board member voting (pushed to early March) which is required every 2 years.**

Jason volunteers for working on the vote count.

Motion: Jason; Emily 2nd; Yarko one more year. Unanimous.

Motion: Emily; 2nd Lauren, for Jim one more year. Unanimous.

Motion Emily; 2nd Jason. Carl president for one more year. Unanimous.

8) **Current/New Business**

- a. **Lot 46 deck and screened in porch status update**  
There has been no work done.

**b. Entrance sign update**

(Jim) Many conversations w/ Mike Hoffer from Aubrey signs. We got a very quick quote for budgetary purposes (not accurate). Jim hands out a packet - exact prices. We are tentatively talking about moving forward with planing for the large signs first (perhaps next year), and the small signs at some point in the future.

**c. Neighborhood directory**

If covenants don't prevent it, we can have a neighborhood directory with an opt-in form. Emily is considering maintaining it. The form and fields needed need to be decided upon. To keep this simple, postal mail distribution, although email distribution is also a possibility.

**d. Dead Tree issue.**

We need to update which trees are still needing attention. We'll need to start making direct contacts, and a new campaign (mail).

e. On corner of Cutwood & Splitrail (SW corner).

f. Neighborhood recommendation and idea share for 2024

g. April meeting tentatively moved to the 24th.

**9) Adjourn**

Meeting adjourned at 8:35PM.