

SBL Board Meeting
07/25/23 Minutes

Meeting Commenced: 7:35 (motion approved and second)
Attendance:

Board Members Present

John Elias	Yes
Eric Fernandez	No
Joe Helsing	Yes
Stephanie Johns	Yes
David Gerali	Yes
Paul Segar	No
Igor Staron	Yes
Vicki Chriske-Hines	Yes
Kristin Soukup	Yes

Minutes approved from previous meeting,
Motion- Vicki
Second- John
Approved

Treasury report:
Eric is not present.
Information was sent to the board.

Architectural review:
No new business to discuss

Entrances:

Were told that it would take a few years for the plants to blossom. Some of the entrances are off balance or absence of color in some areas. At the end of last year we had talked to Dave and he said to give it another season. We are now at that point where we may need different varieties or additional plants in some of the entrances.

Dave and Kristen will contact Dave to have him revisit the entrances to discuss what things look like and what to do to move forward.

Lake: Reviewed the information presented from ILM at the meeting on July 17. (See below)

Lake management agreement:

Keith and Michelle from ILM were here to present information about the lake.

The way we manage can take 6 or more different methods, aerations, chemicals, and aquatic plant introduction.

We had a very significant drought. When things got warm people noticed aquatic plants growing, (weeds) they did an aquatic herbicide. They admit they dropped the ball. Since then things have improved.

Third year here, this year we are killing algae as it grows and controlling plants before they break the water. This will never get better.

We need to change the approach to make the lake be consistent in water quality and move in the right direction.

There are products EPA approved that can deactivate the nutrients.

We would like to have 3 aerators next year .

1) the bubbling one that we had before

2) fountains

3) banana bubbles -oxygen stays low in the water.

John has investigated the prices of aerators:

Entryway ones are \$1,000

More industrial ones 10,000

ILM did agree that we need 3 fountains.

Village HOA request

One of the HOAs in the community went to the village asking for all the HOA's fees and information. This is to see where everyone stands as far as fees etc.

Dave feels we are the lowest, but we have the highest number of homes.

He will go back to them and ask for information from other subdivisions that have lakes and their lake management. He is hopeful we will have a positive collaboration.

Electronic Communication:

Kristen was reviewing the bylaws. We need to update the bylaws that states when we are not all together physically, we will do an electronic vote. In order to change the bylaws, we need 75% approval from the residents.

Letters to residents of Dues/Fines

Many letters were sent out through our treasury.

6 Yorktown Ct, states they have double paid the dues and would like a refund. Dave will have Eric look into this matter.

Another resident states they had paid the 350.00 amount,(the old amount from two years ago) then there was a late notice which included a fine and interest. The resident states that inlaws and children take the mail and assume it is junk mail. She is asking for grace in late fees and interest. Her intentions are good since she did pay the assessment from a few years ago.

In the future, we will send an email **and** the paper note to remind residents of fees etc.

Wine Night

Had a wonderful evening, lots of compliments from residents. Not as many but approximately 40-50. We do have lots of new residents and many children taking advantage of the lake.

Rain water control:

Mike Mooreland has put together a binder for each subdivision in South Barrington.

There have been some concerns because the ground has been shifting and settling since the original surveys.

Repair was completed by Cuba Township. When we had heavy rain, the repairs were performed as expected.

Mike has every property listed regarding water issues. He has color coded each concern based on varying needs for attention to the situation.

John and Dave found that we do not have any major resident homes that need repairs.

The village has committed to covering 50% of the fees for any water issues that need to be addressed. The money is done on a first come first serve basis per year and when the funds run out, they are gone for that year.

Concerns:

A Resident requested having a little book library. Board is concerned that we have no way of monitoring what is put in the library. The board feels they do not want to be involved in the situation of perhaps inappropriate readings or propaganda that we have no control over.

Dave will see if there are any guidelines from the village.

Architectural concerns:

John would like to remind residents that they must start on the SBL page that has the architectural information on the website first. Kristin will add the information about architectural concerns in the next newsletter.

Concern:

7 Brandywine: elderly woman, sons live there. House completely rundown. Dave has sent a letter and nothing has been done.

Garbage is full and at the end of the driveway but not picked up.

The name is Laura Lush which is also on the delinquent dues list.

Do we need to do a well being check? Is there a hardship case?

Dave will walk over and do a neighborly check.

Follow Up: Dave asked the village to do a well being check. Also, code violations.

The village has not responded to Dave.

She lives with an adult son who has mental disabilities. Another son does not live there and does not spend time with her.

Lights:

Stephanie is getting estimates and ideas from two other lighting companies for the entrances to be decorated for the holiday season. We will finalize the decision at the next meeting once other proposals have been received.

Motion to adjourn: John

Second: Joe

Adjourned 9:18