

SBL Board Meeting
05/10/23 Minutes

Meeting Commenced: 7:36 (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	Yes
Igor Staron	Yes
Vicki Chriske-Hines	No
Kristin Soukup	Yes

Minutes approved from previous meeting,

Motion- Paul

Second- Joe

Approved

From last meeting: Board Member renewals

Discussion of remaining two members up for renewal.

Paul and Igor are still up for renewal. Igor was present. Paul was not present tonight.

Motion: Eric

Second: Stephanie

Approved

Treasury Report:

Eric is not available, notes and fees were sent to the board.

Delinquent fees are getting quite exorbitant. One family going back to 2021. Another family, two years back and not responding to any correspondence.

Knoll is a few years negligent.

Dave to talk with Eric to see if he can send a report and see about further liens on their homes.

Dave would like to make a motion to proceed with Liens in those that are significantly delinquent.

Motion: Paul

Second: Stephanie

All in favor of following up with liens on these exorbitant late fees.

Architecture:

14 lexington- new home, excavating in place.

Cleared the lot. John approved the plans a while ago.

Costis home- flood/culvert retention flooding cul de sac:

Dave spent time with Natalie discussing this and worked with Cuba township. Met with Dennis and walked the property. Essentially what is happening is those houses were bought knowing they were buying property on a retention property. Essentially it is their responsibility. Over time, things settle and things change. This is in the back of the property, and has nothing to do with the front of the property. His property sweeps deep and then there is a berm to Rose School property with a retention pond. All of this area has to flow through this pipe. according to the rules everything has to flow through the pipe. Now that everything has settled more water is flowing in than can flow out. The plan was to have Cuba

Township take out everything and mitigate the flooding that is happening.

The total is 5300.00 which we agreed to pay 50% . Dave has approved Eric to write a check for \$2678.62 Dennis paid the other half and the village has commissioned Cuba township to take care of the situation.

Dave has talked to other residents having similar problems. The village has a plan where they are reviewing to possibly provide 50% of the repairs to any resident. The Village is realizing there is an issue and they are aware they may need to be a part of the solution.

Beach: Dave got an estimate for 2600.00 for 40 yards from GLC to mulch the beach area. John got an estimate of 4800.00 for 40 yards, premium grade.

Motion: John

Second: Paul

Motion approved.

Lake upgrades:

from John

New Horizons landscape:

Add sand \$ 1,950.00

repair pavers: \$ 6,820.00

3 Plant (45) different types of perennials \$ 1,350.00

4 Power wash, \$ 4,250.00

Mulch \$ 4,800.00

Total \$ 19,170.00

Gazebo Roof repair: Last year: to redo in cedar 15,000
Igor will go over there and measure and will let us know what it would be to do cedar. He will put some numbers together and let us know. He has some leftover materials that might work.

Lake management agreement:

Highly recommend a herbicide, proposal 4100.00. Then there were various things that are not included in this. Basically, they are adding in additional money with them and then we are not convinced the lake has not improved significantly.
Dave will reach out to ILM and set up a meeting with them.

Resident concerns:

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.

Dave received an email from a family in the Woodhaven subdivision on Mundhank. They were advised from the Chief of police to get a hold of Dave. They are having a wedding on June 3rd and will need to park some cars along Champlain during this wedding. this will conflict with our ice cream social.
Dave will contact the police and let them know of the conflict.

Ice Cream social budget of \$500.00

Motion: John

2nd: Paul

Motion to adjourn: Joe

Second: Paul

Adjourned

Meeting concluded:8:55 p.m.