

# **South Barrington Lakes Association**

## **Meeting Minutes**

05-15-13

### **Board Members Present**

Dave Valentino  
Paula McCombie  
John Holmes  
Mike McCombie  
Eric Fernandez  
George Broustis

### **Call to Order**

President Dave Valentino called the meeting to order at 7:56.

### **Minutes**

The minutes from the April meeting were approved via email. Dave Valentino made the motion and Paula McCombie seconded. Dave Gerali, John Holmes and John Elias were in favor. Mike McCombie abstained since he missed the meeting.

### **Treasury Report**

Mike McCombie reported that we have \$98,935.57 total in checking, which breaks down to \$67,511.33 in money market and \$31,424.24 in the special project/lake fund. The payables for the month were reviewed. The unpaid dues for 2013 were reviewed. There are currently 9 past due accounts that will soon be turned over to our attorney for collection and an eventual lien. Eric Fernandez made a motion to approve the treasury report and Paula McCombie seconded.

### **Approval of Bills**

There were no new bills to be paid for this period

### **24 Liberty**

24 Liberty is now in the hands of a receiver. A few urgent repairs will be made to make the property safer and then a judge will determine whether to recommend further repairs or demolish the property.

The Board is also monitoring a few other properties that are currently not being maintained and are in some stage of foreclosure.

### **County Update-Paula**

Paula is planning to talk to the county concerning maintenance that needs to be addressed on county property in our area. This will be addressed at a later meeting.

### **33 Revere/Dish Policy**

33 Revere has landscaped their dish so it's not so visible from the street.

Paula will research the specifics of the Village ordinance pertaining satellite dishes and we will vote next meeting on the wording of a new policy regarding dishes that can be monitored fairly and consistently.

### **ACC Changes**

The Board discussed the changes that need to be made to the Architectural control section of the SBL Covenants. The current rules require homeowners to have all improvements over \$250 approved by the board. The board feels this is too restrictive and is one of a few of the rules that should be changed. We will continue to work on wording the new changes with the goal of putting them out for a vote with the dues at the end of the year.

### **Directory Changes Letter**

Dave Valentino had a few responses to his email asking for late changes to the Directory. He will send out a letter with the updates.

### **2013 Budget**

The Board discussed and voted on an itemized breakdown of the general budget that was approved in November.

|                       |          |
|-----------------------|----------|
| Landscaping           | \$13,000 |
| Flowers               | \$6,300  |
| Watering              | \$6,300  |
| Electric              | \$700    |
| Insurance             | \$3,100  |
| Postage & Mailing     | \$1,400  |
| Picnic                | \$6,300  |
| Attorney              | \$2,000  |
| Christmas decorations | \$2,600  |
| Maint. & repair       | \$4,000  |
| Lake                  | \$1,000  |
| State filings         | \$50     |
| Property tax          | \$25     |
| Improvement fund      | \$6,925  |
| Total                 | \$53,700 |

Paula McCombie made a motion to approve the budget and Eric Fernandez seconded.

**Landscaping of Entrances and Beach**

The Board discussed the landscaping of the entrances and is still working on the plan to get this done within the budget.

**Standard Mailboxes**

The idea of promoting standardized mailboxes was discussed but there was not a consensus on the issue. It was suggested that maybe we could seek out and recommend a mailbox for any residents who are in the market and are looking for suggestions.

**Annual Picnic**

The annual picnic will be in September. The Board will continue planning and discuss further at the next meeting.

**Adjournment**

Paula McCombie made a motion to adjourn the meeting at 11:00 and Eric Fernandez seconded.