

# **South Barrington Lakes Association**

## **Meeting Minutes**

09-18-13

### **Board Members Present**

Dave Valentino  
Paula McCombie  
Mike McCombie  
John Holmes  
Dave Gerali  
Joe Helsing  
John Elias  
George Broustis

### **Call to Order**

President Dave Valentino called the meeting to order at 7:36

### **Minutes**

The minutes from the July 24th meeting had been previously approved via email. Dave Valentino made the motion and John Elias seconded. All were in favor.

### **Treasury Report**

Mike McCombie reported that we have \$72,797.63 total in checking, \$41,373.39 in money market and \$31,424.24 in the special project/lake fund. The payables for the month were reviewed. Paula McCombie made a motion to approve the treasury report and Dave Gerali seconded.

### **Approval of Bills**

The following bills were presented for approval and payment:

Wise Rental-\$841.90- tents, tables and chairs for the picnic.  
Costco- \$34.26- food for picnic.  
Office Depot-\$4.89 - stamps.  
Dave Gerali- \$456.57 -drinks and food for the picnic.  
Paula McCombie- \$135- Portolet toilet at picnic.  
Arlene Sawicki-\$347.04 -food, coffee, water and bait for picnic.  
Dave Valentino-\$15.07 for lamps (light bulbs) at the Gazebo.  
Divine Signs- \$42.70-stickers for signs for the picnic.  
Joe Castro-\$41.60 – ice for picnic.

Dave Gerali made a motion to approve the bills and Mike McCombie seconded

### **Garage Sales**

Ray Sulikowski came before the Board to discuss issues arising from a recent garage sale at 37 Liberty. The garage sale was heavily attended and caused problems with congestion and damage to lawns. There is a question as to why this particular garage sale is so heavily attended and is causing problems. The Board discussed rules surrounding garage sales and discussed new rules to prevent commercial sales and limit inconveniences to neighbors from all garage sales. The following rules were drafted:

#### Garage / Estate Sales

1. Garage / estate sales are limited to one (1) per household per year.
2. The sale must be held within the hours of 8:00 am to 6:00 pm and cannot exceed four (3) consecutive days. Request forms are available on the website and must be filled out prior to the sale.
3. Any signs advertising the sale must include the times of the sale. Signs shall not be placed sooner than the day before the sale and must be removed immediately after the sale on the last day.
4. Items which may be sold at these sales are personal household items from your residence only. Other items may not be brought in from outside sources or other residences. This is not meant to be a commercial business.
5. Violators of these garage / estate sale rules are subject to a \$200 per day fine for each violation.
6. A refundable deposit of \$200.00 made payable to "South Barrington Lakes Association" is required at time of registration. It is the expectation that if your neighbor's property is damaged as a result of the sale, you shall be responsible for the costs involved to repair it. If there is no damage to other property as a result of the sale, your deposit shall be refunded within 2 weeks.

Joe Helsing made a motion to approve the new rules and Dave Gerali seconded.

#### **24 Liberty and County Update**

Paula McCombie gave an update on the property. The bank has now taken over the property and will be responsible for making the necessary improvements.

The Board discussed the work the county still needs to do on its property around our neighborhood. Dave and Paula are following up on this.

#### **34 Brandywine**

This property has been abandoned and is in need of maintenance. The village is currently cutting the grass. The property will need some fall cleanup work. Dave Valentino suggested we set aside a \$250 budget for maintaining this property. Joe Helsing made a motion to approve this expense and John Elias seconded.

### **Tulips**

Dave Valentino proposed planting tulips at all the entrances and the Board discussed this. It was decided it would best to wait and come up with a more comprehensive plan for the landscaping of the entrances.

### **ACC Changes**

Dave Valentino read the proposed changes to the ACC committee rules that had been previously reviewed by our attorneys and proposed by Dave via email. Joe Helsing made a motion to accept the changes and John Elias seconded. These changes will be proposed to residents and must be approved by 75% of residents to be approved.

### **Terms**

The Board seats of Joe Helsing, John Holmes and Dave Valentino are all up for re-election this year. Joe Helsing and Dave Valentino both expressed an interest in continuing on the Board for another 3 year term. John Holmes stated he will consider continuing if needed but would like to see the Board solicit interest from other residents for his seat.

### **Closing Letters**

Dave Valentino talked about the closing letters we are obligated to provide for real estate closings. According to our attorneys we are allowed to charge a reasonable fee for these letters. We will hire a third party to furnish these letters at a fee that is not to exceed \$250.

### **Appearance Committee**

Dave Valentino reviewed some of the issues the Appearance Committee is working on to improve the appearance of the subdivision.

## **2014 Dues and Budget**

The Board discussed and approved the dues for the 2014 calendar year to be set at \$315. George Broustis made a motion to approve and John Elias seconded. The Board discussed and voted on an itemized breakdown of the general budget for 2014 as detailed below. Joe Helsing made a motion to approve and John Elias seconded.

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	\$2,600
Maint. & repair	\$4,000
Lake	\$1,000
State filings	\$50
Property tax	\$25
Improvement fund	<u>\$9610</u>
Total	\$56,385

#### **Letter to Residents**

Dave Valentino talked about the end of year letter he will send to residents detailing upcoming Board appointments.

#### **Adjournment**

Joe Helsing made a motion to adjourn the meeting and George Broustis seconded. The meeting was adjourned at 10:47.