

SBL Board Meeting
1/17/24 Minutes

Meeting Commenced: 7:42 (motion approved and second)
Attendance:

Board Members Present

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

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

Prior to approving the minutes, we discussed the last meeting's information on the roof for the gazebo. We had not written a decision at the last minute.

Last discussion:

Gazebo Roof:

From Igor (Elite Home) for an architectural shingle like GAF or similar the cost is \$4,800.

The other quote from another roofer was \$6,800 for the same.

For Cedar shake (existing roof) or DaVinci composite shingles the cost was \$15,000, from Igor.

The other roofer quote received was \$21,800 for cedar.

We would like to approve the Davinci composite shingles for \$15,000.

Motion to approve: Joe

Second: John

Approved

Treasury report:

Eric is present.

Information was sent to the board.

Balance sheet of assets, have 195,709.40 Total liabilities and equity. For the year we have revenues of 82,254.86. Total expenses are 48,407.74. The excess of Revenue over expenses 30, 953.19

Motion to approve: Jo

Second: Paul

SBL overdue association fees: There are 6 outstanding homes that are delinquent.

We still have not received payment, therefore, we will go ahead with contacting the attorney.

Member renewal:

John was not present so we voted on him to continue on as the architectural review chairperson.

Motion: Joe

2nd: Paul

Approved

Street light issue:

Street light on Brandywine. It is flashing. It is not a bulb, it is another issue. Dave Valentino rewired it for LED lights.

The total cost was \$370.00

Gazebo Roof:

John will present samples for us to approve at the next meeting.

Architectural review:

Driveway extension and approval for driveway light posts.

there are no new homes etc at this time.

There is a deck patio project from a contractor, however, John instructed them to contact the homeowner because we don't accept the proposal from the contractors. We have not heard back from them as of yet.

Holiday lights:

Feedback. They looked good when they were on. However, we only have one entrance that has a timer, the others are photocells. They went and put timers on all of them, so then they didn't work without the photocell.

Request for next year to be installed prior to Thanksgiving.

We received the invoice for the second payment due.

We had a resident want the bows to stand out, maybe with red and green.

We need someone to inspect all the entrances on one side of Mundhank and Revere that are on a timer. All the others are on photocells. We would like to get them all to be consistent.

Dave will be reaching out to the other board presidents and will ask them who they use for their lighting needs. He will get this list to Stephanie who will put together some proposals for the upcoming holiday season.

Lake information: Dave is reaching out to the other subdivisions and seeing who they use and what they feel is going well.

He will bring proposals in hand so we can review to possibly narrow it down to having the companies come for a presentation if we decide to go with a different company next year.

Resident concerns:

Resident brought a concern about the cement culvert along the side of his home. The ground is now under the concrete and the water is settling on the side of his property and also under the road. 11 & 15 Champlain Road. The grass is growing and now the water is sitting there. His driveway is now shifting because there is movement under the concrete.

Dave has asked for pictures when everything is melted etc. Dave would then submit that to South Barrington to see if the village can fit that into the budget for repairs.

John offered to look at it in the spring and contact Damian, the new South Barrington engineer to come and look at it also.

They can then determine whose property it is on and address the situation.

Good of the order:

Information from Village:

New form for potholes. If no one reports a pothole, it doesn't get filled in.

If someone has filled out the form for a pothole and someone gets a flat tire, then the village will cover the cost of the new tire.

If it wasn't called in, and a resident gets a flat tire, they will not cover it.

Resident brought concerns of our entrances with the plants, She provided pictures of each entrance. Our entrances are not very filled in. Resident would like to see some annuals filled in at each of the entrances.

We had a meeting with Dave, our landscaper, and determined that we didn't have enough rain last summer. He stated that this coming year we would see a big improvement.

Our entrance ways are going to fill in from year to year.

Each entrance is different, with different sun, water flow etc.

Dave sent us a proposal to fill in these entrances. The board voted to wait another year due to the drought to see what happens this year.

Adjourned 9:15

Motion to adjourn: Stephanie

Second: Paul

Approved

