

SBL Board Meeting
5/15/24 Minutes

Meeting Commenced: 7:39 (motion approved and second)
Attendance:

Board Members Present

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

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

Architectural report:
57n Revere re roof approved.
22 lexington roof Approved
25 N. Liberty siding and brick approved.

Treasury report:

Eric is not present.

Information was sent to the board.

Balance sheet of assets, have 274,664.57 in Total liabilities and equity.

For the year we have revenues of \$85,147.56. Total expenses are 6,156.71. The excess of Revenue over expenses 78,991.08

Association dues: There are several residents that are late on their dues. Eric has been working on getting some payments.

Lot 20 paid but didn't pay late fee or interest

Lot 21, to collections

Lot 29 Home is in possible foreclosure, should put a lien on this.

Lot 62 Paid all clear

lot 123 paid did not pay late fee or interest

Lot 147 owner is in her 90's; hardship case. Will be turned over to collection

Lot 131 turn over to collections

Lot 120 turn over to collections

Lot 114 no payment from 1/21 to collections

Motion to approve the above;

Motion: John

Second: Igor

Approved

Lot 27-

Mail is not being received at his house. Neighbor at 5 Lexington is receiving his mail.

Is behind on dues from 1/22.

John motioned to have Andy pay what is currently due and waive all fees.

Andy stated he did not know that he was behind three years. Eric stated that this year we are not counting yet. He owes \$882.00 for 2022-2023. With the three years, he is at 1,357.00. Andy said he would pay 800.00. No comment from the board.

Eric wants to qualify the late fee but not the interest.

John reiterated his motion.

Eric countered the motion.

John wants to amend his motion to waive the penalties and include the interest.

Second: Kristin

Eric will send a bill through email, tomorrow since he did not have the exact numbers with him tonight regarding fees and percentage of interest charged.

Eric suggested that we give homeowners the option to have a bank transfer in place to be accessed in January.

Motion by Dave suggested that we send out follow up emails to those that are delinquent in their dues payments and to offer ACH payment plans.

Second Igor

Approved

Paul found a person to reseal the gazebo driveway for 350.00

Motion: Kristin

Second: Igor

Entrance landscaping we will keep our eyes to see what it looks like this summer and reconvene a discussion on this throughout the summer season.

Lake Service: The new company took samples. These were sent to the lab and are being analyzed (McCloud lake service) We are investing in more treatments to be more aggressive to make sure the lake is being cared for properly. He is offering additional treatments. We will monitor to see if it is necessary.

Invoice was already sent for the entire season for \$16,000. Dave contacted them and explained that wanted this done on a monthly basis when we haven't seen any of the procedures as of yet.

Ice Cream social: Jun 7, 2024

Kristin has quotes from two ice cream trucks. One truck was 4.25 per piece of ice cream. Or \$6.00 with the traditional scoop type. People will get one ticket and after that if they want more ice cream they pay the truck.

There is a 25.00 truck fee.

Motion for up to 500.00 for Ice Cream truck

Eric motion

Second: John

Approved.

Gazebo roof:

Igor will schedule.

Village update:

Jay Jill is coming back to the Arboretum. They should be back on June 1st.

Tangled Roots to open this summer.

Gregory Tavern will open late 2024.

Bespoke is planning on building a car condo by Schwab. It will need to go through a public hearing first.

Solar farm is interested in the landfill by Willow Creek. Community solar would be 20% off of the bill.

Church that bought the park district on Bartlett. The residents are trying to sue them again. It is going to court to decide if the residents can sue the church.

Motion to adjourn Dave

Second: John

Meeting adjourned 10:16

