

SBL Board Meeting
7-17-24 Minutes

Meeting Commenced: 7:37 (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- Kristin
Second- Eric
Approved

Treasury report:

Balance sheet of assets, have 266,764.43 in Total liabilities and equity.

For the year we have revenues of \$86,083.32.

Total expenses are 14,991.61. The excess of Revenue over expenses 71,091.71

Accounts receivables-dues: 9,517.00

Association dues: There are several residents that are late on their dues. All letters have been sent explaining the amounts etc. There are 6 that are going to collections with the attorney.

Lot 21, to collections

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

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: Dave

Second: John

Approved

Architectural review:

Have 5 projects approved

41 liberty- re roof

21 Lexington- front stop

57 Revere- siding, roof soffit and fascia.

25 n Liberty-

32 Brandywine, skylights.

Update on Gazebo:

Igor's crews started the roof of the gazebo. It was deemed unsafe as the whole thing was swaying. Mike Raffity came out -Local architect for the village. The village building inspector also came out. They decided that we needed to reinforce things at the gazebo.

When it was built in 1979, they didn't have the fasteners that we have today so things have come loose. The main posts that come down have steel brackets that hold them in place and there are only two screws to hold them in place. They are only 2 inches long and can be moved with hands. It is age and construction that is the fault of this.

We need to reinforce it with the steel plates, adding 90 degree brackets and adding a structural lattice in a cedar 2x4 that goes across and down. Reinforce every connection that is there. We will drill using 8-10 inch screws.

We don't have to replace any of the wood.

Cost: 3,800.00 plus fasteners etc.

Motion: to spend 4,500 on materials, not to accede this.

Motion: John

Second: Dave

Approved.

John suggested power wash the whole gazebo and pavers. Then we would need to restrain everything and protect the wood.

John will get estimates to stain and power wash.

Entrance Landscaping:

We have decided to contact Liz again to give us an estimate on new flowers and plants at the entrances. (Avant Garden)

Eric will also call Snelten water well. They could give us an estimate for installing wells at the entrances.

We could contact Willow Landscaping for an estimate.(Ron) They do village landscaping.

Lake: We need to have a study on the lake to see how long we have before we need to dredge the lake.

Service: The lake is looking better. They have been out several time to keep up with it

Fishing: There is a FB post of how great the fishing is in our lakes. We need to call 9-1-1 immediately. The police will come and then they will have a record of it.

New business in the arboretum:

Cookie place

Tangled Roots

Simulation car Racing

Car condo

Lights at entrances: There are some entrances that have the lights on during the day. John would like to replace the photocell. These fail after a few years so they need to be replaced.

The best thing to do would be to change those lights to LED lights since we are replacing them more frequently than in the past.

John will look for new lights for the future.

Dave: motion to approve 200.00 for new photocells

Second: Igor

Approved

Motion to adjourn:

Second: John

Adjourned : 9:45