

SBL Board Meeting  
11-26-24 Minutes

Meeting Commenced: 7:36 (motion approved and second)  
Attendance:

**Board Members Present**

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

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

**Treasury report:**

Eric would like to raise the dues to \$495.00 for the 2025 year.  
Motion: John  
2nd: Kristin  
Approved

Balance sheet of total assets, \$239,292.42

Total liabilities and equity 0.00

Fund Balance: \$195,657.89

Excess of revenue over expenses: \$43,634.53

Association dues: \$85,025.00

Interest and Fines: 1,716.62

Total Revenues: 86,741.62

Total Expenses: 43,119.35

Excess of revenue over expenses: \$43,634.53

Operating Activities: 41,790.79

Cash and Equivalents at the end of period: 231,620.68

There are still 9 property owners that are still in delinquency.  
2 are in foreclosure.

Lot 21, Making payments

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 82 paid with check, check was NSF.

Lot 131 home in foreclosure

Lot 120 turn over to collections

Lot 114 no payment from 1/21 to collections

Motion to approve the financial report.

Motion: Vicki

Second: Paul  
Approved

Architectural review:

The following have been approved;

Exterior renovations; 5 Yorktown

Roofing at 26 Liberty 7 concord, 16 lexington, 36 Revere

Driveway at 5 liberty

Siding at 1 lexington

Someone has inquired about solar panels. Per South Barrington, panels need to be at the back of the house.

Lights at entrances: John put new lights in at his entrance. The metal bulbs in the old fixtures are fairly expensive. Not very energy efficient. John found an LED fixture for the light. It has 3 panels of LED that are mounted and secured into the ground. He was able to use the existing wiring so we won't need to rewire any of the entrance lights. These cost electrician and light are approximately 500.00 each. To do 10 would be approximately \$5,000.00.

Motion to replace current lights with LED.

Motion: Stephanie

2nd: Igor

Approved

Christmas Decorations: Look good. Vicki will store them at her house after the season is over.

Lake: Has improved looks.

Dave contacted the company to have them not launch on Roger's lawn.

In consideration of using them again, we rec'd a 2025 proposal. The proposal for 2024 was 16,650.00. The proposal for 2025 14,950.00. Dave will follow up with them to find out why the reduction. We will vote in January if we are going to continue with them.

Board members up for renewal are Joe Helsing and Dave Gerali.

Joe is not present tonight.

Dave is willing to continue.

Motion for Dave to continue as President.

John nominated Dave for President of the association and Joe helsing for trustee

2nd: Vicki

Approved

Update:

Meeting at village hall about the church coming to South Barrington. The village was trying to separate themselves from the park district. There was a city planner at the table with the trustees. He pointed out that when an area of land is designated for a particular use. It is not a specific use. ie, this is commercial, this is residential. So therefore, you cannot say this land cannot be used for a church. There was an attorney there that handles zoning issues. In the past, if these situations have come up, the church has always won. The village cannot do anything to stop the church.

Motion to adjourn: Igor

Second: Vicki

Adjourned : 8:52

