

SBL Board Meeting
1-29-25 Minutes

Meeting Commenced: 7:37pm (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	No
Vicki Chriske-Hines	No
Kristin Soukup	Yes

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

Treasury report:

Balance sheet of total assets, \$242,754.69

Total liabilities and equity 242,754.69

Fund Balance: \$195,657.89

Excess of revenue over expenses: \$18,881.80

Association dues: \$85.025.00

Interest and Fines: 1,716.62

Total Revenues: 86,741.62

Total Expenses: 67,872.08

Excess of revenue over expenses: \$18,881.80

Cash and Equivalents at the end of period: 235,105.95

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 hardship. Will be turned over to collection

Lot 82

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;

One resident began construction prior to getting the permit. South Barrington is handling that problem.

1 S. Liberty solar panels resubmitted the plan to make sure they are on the back of the house.

31 Revere a new generator approved.

Lights:

Christmas Decorations: Look good. Residents liked the decorations.

Colorful lights: Most residents like them. Some complaints about the rainbow colors.

Proposal was originally \$5,000. We were able to get them for \$4,000.

Plants for the entrances. The community wants colorful entrances. We would have to go back to annuals and pay for watering. If we do one entrance at a time and put in a sprinkler at each entrance once a year, rather than paying a summer watering through the landscaper.

John and Kristin will get an estimate on consolidating the landscaping at each entrance and supplementing or redoing the landscaping at each entrance.

John will get a quote for sprinklers at each entrance.

John will also ask Trinity to come out and get a plan for our entrances.

Lake:

The proposal for 2024 was 16,650.00. The proposal for 2025 14,950.00.

The service will be the same. So we are happy with their service. Dave will sign the contract and we will request invoices monthly, along with reports given to Dave, John and Stephanie.

Motion to approve the 2025 contract with McCloud aquatics.

Motion: John
Second: Kristin
Approved.

New Business:

14 Lexington still has a port of potty on the front lawn. Dave will call Damien at the village to follow up on this matter.

Garbage cans need to be put out not prior to 3pm on Sunday. Cans need to be picked up the day of garbage pick up. Send pictures to Dave of residents and he will follow up with the resident about the garbage protocols.

Motion to adjourn: John
Second: Stephanie
Adjourned: 9:03