

SBL Board Meeting
5-21-25 Minutes

Meeting Commenced: pm (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	No
Igor Staron	No
Vicki Chriske-Hines	No
Kristin Soukup	Yes

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

Treasury report:

Balance sheet of total assets, \$298,087.12

Total liabilities and equity \$298,379.65

Operating Expenses: \$6.31
Bank charges: 9.00
Landscaping: 1200.00

Maintenance: \$3989.90
Electric: \$340.69
Property Tax: \$23.56
Total Expenses: \$5563.15

Fund Balance: \$214,533.79
Excess of revenue over expenses: \$82,553.33
Association dues: \$88.110.00
Total Revenues: \$88.110.00

Total Expenses: \$5,563.15
Excess of revenue over expenses: \$82,553.33
Cash and Equivalents at the end of period: \$282,013.38

There are 18 property owners that have not paid their dues this year. \$ 15,073.74 in outstanding dues.

Lot 21 Has not followed up with an agreement to make payments, need to move forward with a lien on this property.

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

Lot 38

Lot 46

Lot 63

Lot 78 owner has recently died.

Lot 82 -

Lot 111

Lot 1132

Lot 114 no payment from 1/21 to collections-**FOLLOW UP?**

Lot 120 turn over to collections

Lot 123

Lot 124

Lot 125

Lot 131 home in foreclosure

Lot 137

Lot 147 owner is in hardship. Will be turned over to collection

Lot 176

Motion to approve the financial report.

Motion: John

Second: Stephanie

Approved

Architectural review:

2 reviews recently

4 yorktown patio

42 mudhank roof repair

If people owe dues, and send us something to approve, it would be denied until fees are paid. John will have Eric confirm that they are still on the list.

Lake Business:

Mccloud Aquatic came out Friday May 16. Here is the report from their visit:

A service for 1 Lexington Rd has been completed today. Your property was visited from shore. Below is a list of products used, services completed, observations made, and any restrictions that may apply to your body of water. If you have any questions, please feel free to reach out to info@mccloudaquatics.com.

Description of work completed:

Today the curly leaf pondweed was treated. You should see results in about two weeks with full effect in 30 days. There is a 30 day Irrigation Restriction for the pond.

I also saw a fish kill of 30 + blue gill. This fish kill was prior to today's treatment. The o2 levels look good so whatever caused the o2 levels to drop has passed. We do offer a fish clean up , the cost is around \$750.00 plus disposal. Let me know if you would like a quote.

Water Parameters

Dissolved Oxygen Reading (mg/L)	7.5
Current Water Temperatures (Fahrenheit)	77.1
Water PH	Na
Percentage of Planktonic Algae Coverage	0
Percent of Harmful Algae Bloom	0
Percent of Filamentous Algae Coverage	5-7 %
Invasive Emergent Species Noted	
Floating Pond Weeds Observed with Percent Coverage	0
Submerged Weeds Observed	0
Chara Coverage	3%
Days of Swimming Restrictions	0
Days of Irrigation Restriction	0
Days of Fish Consumption Restriction	0

Days of Livestock Drinking Restriction	0
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Weather Data:

- Wind Speed: 18.68
- Wind Direction: S
- Wind Gust: 28.07
- Temperature: 82.04

Plant entrances:

Amy Bateman- Sebert Landscaping, said we should get our plants the week of May 19th weather permitting. It has rained this week so we are hoping for new plants to arrive next week.

New Business:

Resident concern: Resident returned to see follow up regarding 1 Yorktown. The area has been mowed but trees are still down and the area is overgrown.

The board will send a letter to the owner and contact Ryan Murphy at the village to have them look into this situation.

Ice Cream Social will be held Friday May 30th

Tropical Chill Truck 365.00 for 2 hours we guarantee we will have 70 pieces. Tickets will be handed out one per person.

Pizza will be served.

Ice Cream social should be approximately 800.00

Motion to approve John

Second: Kristen

To approve funds not to exceed 1000.00 for the Ice Cream social.

Motion: John

Second: Eric

Per discussion, any announcements to the residents, from the board, needs to be approved by the board before it goes out.

14 Lexington is permanently under construction. No grading has been done. Rocks and debris are on the driveway. John had looked up the landscaping agreement. John will reach out to Damian and see if he could look into it.

We did not get a landscape plan, it was given to Rafferty.

John issued a revision approval 9/18/2023. Actual approval letter was 5/31/2002. Windows still have stickers on them.

John will follow up on this and get back to the board.

John requested Kristin add to the newsletter regarding commercial maintenance use. Sundays are not to be used for commercial or construction work. This is a South Barrington ordinance following the Municipal code 828.

Taco Lamas took the place of Moe's Mexican. New authentic Mexican restaurant.

Denise Dimiaco sent pictures of loose pavers and the flowers at the beach. Repairs need to be addressed asap.

Raul Pimento- Eric's landscaping man could do the repairs. John will reach out to him. Dave asked if we could have them powerwash also. That would also include resanding the pavers too.

We will reach out to see if he is licensed and bonded. If not, John will reach out to New Horizons or Trinity to take care of this.

Also, we need to add that garbage goes out Sunday not before 3 and picked up promptly by 9 am Tuesday.

Motion to adjourn: John

Second: Joe

Adjourned: 9:18 p.m.