

SBL Board Meeting
8-6-25 Minutes

Meeting Commenced: 7:38 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	Yes
Vicki Chriske-Hines	Yes
Kristin Soukup	Yes

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

Treasury report:

Balance sheet of total assets, **\$252,768.89**

Total liabilities and equity **\$252,768.89**

Operating Expenses:

Bank charges: 9.00

Landscaping: 25,164.00
Maintenance: \$3989.90
Lake: \$14,950.00
Electric: \$83.03
Insurance: \$3424.00
Property Tax: \$23.56
Total Expenses: \$50,011.38

Fund Balance: \$214,533.79
Excess of revenue over expenses: \$38,235.10
Association dues: \$88.110.00
Total Revenues: \$88.240.00

Cash and Equivalents at the end of period: \$240,110.15

There are 14 property owners that have not paid their dues this year. \$ 12,658.74 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. Now owes \$1779.00 in foreclosure.

Lot 29 Home is in possible foreclosure, we should put a lien on this. Now owes 970.00

Lot 46

Lot 78 owner has recently died.

Lot 82 -

Lot 111

Lot 1132

Lot 114 no payment from 1/21 to collections-

Lot 120 turn over to collections

Lot 123

Lot 124

Lot 131 home in foreclosure-33 Liberty.

Lot 137

Lot 147 owner is in hardship.

Eric will send out letters to the above lot owners asking for payment within a reasonable time or collections will be brought in.

Motion to approve the financial report.

Motion: John

Second: Stephanie

Approved

Architectural review:

31 liberty Deck replacement project approval

14 Lexington, unfinished landscaping, building materials left.

John reached out to Ryan at the village to see if he could follow up on this. We have not heard back.

John has reached out to the homeowner again to provide us with the lawn and cleanup time frame. Dave will send a registered letter to initiate fines.

Lake Business:

Sam Mehic has reached out to the board with suggestions and ideas for lake improvement. John would like to invite this resident to the next lake meeting for his assistance.

At the last meeting, we were given a report from McCloud Aquatics stating all the problems and needs of the lake.

There is some confusion from the company of the state of the lake due to conflicting emails. John has scheduled a meeting to address these concerns.

There is some concern as to vandalism at the lake. Our pavers have been loose and some are missing. Dave has asked Paula for a camera at the entrance. Paula stated it wouldn't work because they only take pictures if there is a car on a hot list, so this would not be advisable. She suggested considering a deer camera. This is a battery operated camera or some are on your phone. We would be able to capture some plates. She also suggested that we need to file paperwork to the police giving them permission to enforce the trespassing law. Dave will file paperwork with the police. We will also ask them to stop at the beach when they come in the neighborhood and ask if people are residents there that are fishing etc.

Pavers at the Beach need to be fixed. John received quotes from New Horizons. We used them 7 years ago. They powerwashed and sealed the brick pavers and repaired the steps. It was 11,000.00.

Quote A to just replace the ones that are in need of repair would be \$8,900.00

Option B- fix all paved areas. 975 sq feet, repair, replace missing ones, and add new polymeric sand, (this sand when water is added to it, it becomes concrete) \$12,700.00.

Motion to complete the whole project; 975 square feet for the cost of 12,700.00- powerwashing existing pavers, replacing missing pavers, and including new polymeric sand, some areas have shifted and settled, this will also be repaired.

Motion: John

Second: Joe

Approval pending John reaching out to New Horizon to see if power washing is included in this quote.

*Stephanie reached out to Seibert Landscaping for a quote as per Eric's request.

The Streetlight at Brandywine and Concord went out not too long ago. This is a recurring problem. Valentino Electric came out and took a look, there was no underlying problem found that would cause this to continually go out.

The light was fixed and a bill will be submitted soon.

Garbage cans were discussed. They should not be put out prior to Sunday at 4pm and must be picked up by Tuesday at 9 am.

Stephanie has contacted Ryan about several of the residents that have not followed these guidelines consistently.

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.

The homeowner has once again brought to our attention that the vacant lot on Yorktown has still been neglected and has not been mowed and taken care of recently.

Stephanie will contact Ryan at the village. We will follow up with the homeowner also.

Motion to adjourn: Joe

Second: Igor

Adjourned: 9:18 p.m.