

SBL Board Meeting
9-17-25 Minutes

Meeting Commenced: 7:35 pm (motion approved and second)
Attendance:

Board Members Present

John Elias	No
Eric Fernandez	No
Joe Helsing	Yes
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- Paul
Second- Igor
Approved

Treasury report:

Balance sheet of total assets, **\$251,684.85**

Total liabilities and equity **\$251,684.85**

Operating Expenses:

Bank charges: 9.00

Landscaping: 26,364.00
Maintenance: \$3989.90
Lake: \$14,950.00
Electric: \$661.57
Insurance: \$3424.00
Property Tax: \$23.56
Social Evenings: \$1,867.89
Total Expenses: \$51,289.92
Fund Balance: \$214,533.79
Excess of revenue over expenses: \$37,151.06
Association dues: \$88.110.00
Total Revenues: \$88.434.50

Cash and Equivalents at the end of period: \$240,076.11

There are 9 property owners that have not paid their dues this year. \$ 7,947.49 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. Has not paid since 2021.

Lot 29 Home is in possible foreclosure, Has made payments, now owes for this year only. (495.00)

Lot 78 Has made payments, now owes for this year only. (495.00)

Lot 82 Since 2024, owes 1,499.74

Lot 1132 Since 2021 owes 407.00

Lot 114 Since 2021 owes 407.00

Lot 124 Since 2021 owes 495.00

Lot 131 No Payment since 2022. home in foreclosure-33 Liberty. Owes 1852.00.

Lot 147 owner is in hardship. No Payment since 2022. Owes 1852.00.

22 Revere- Spoke with Dave and stated that two years ago someone hacked into their bank account and since then they have been hesitant in putting anything in the mail.

This is the reason for not paying her association fees. She claimed she has spoken with Eric and Dave about this incident in the past. Dave does not have any emails supporting this claim. Dave asked her to put her payment in his mailbox, but he never received it. She was requesting us to waive late fees. Dave said he could not do that since he needs to uphold the rules of the subdivision. Dave rec'd an envelope certified from her with photo copies of emails she sent to Eric and stating that he never responded back to her. She also stated in the letter that there was a check attached which there was not. She also said that she mailed the check to Eric. She is not on the list anymore, so we feel that this has been taken care of through Eric.

Sebert: There is a payment to Sebert for resetting the capstone at the entries. Penny and Revere the east side still has the paver loose.

Stephanie will reach out to Amy to verify if this was included. There were two checks paid to them.

John states that New Horizons will begin work tomorrow. Dave will reach out to John to make sure this is completed or delayed prior to wine night.

Wine night: Add one in October due to missing the first one. Date of October 10

Motion to approve added wine night: Vicki

Second: Igor

Approved

Lake Business:

John was not here tonight.

Wreaths for the entrance ways; Kirstin has them and will put them up the last week of September.

Christmas Lights:

Stephanie to check with Moonscape landscape illumination to see what the time frame is for installation.

We would prefer the weekend after Thanksgiving.

New Business:

A resident brought up the concern of people using our streets as a cut through.

Dave stated that there is nothing we can do about it. Signs would not stop people from cutting through, it is not trespassing or private property. The only way they could be ticketed is if they are speeding and then that is a police issue.

Residents have had this concern in the past but there is nothing we as a board can do about it.

Gerald Bruti was here to discuss his vacant lot on Yorktown Court. He states that the neighbors use his lot as a race track for their motorized vehicles.

Rusty stated that the lot has been out of control for several years. Gerald stated that he has been instructing the landscaper to take care of this with the landscaper as soon as possible.

Board members agreed that this needs to be taken care of and fines should be introduced on this matter sooner rather than later.

Motion to adjourn: Igor

Second: Kristin

Adjourned: 8:27 p.m.