

SBL Board Meeting  
11-19-25 Minutes

Meeting Commenced:7:40 pm (motion approved and second)  
Attendance:

**Board Members Present**

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

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

**Treasury report:**

Balance sheet of total assets, **\$235,379.19**  
Total liabilities and equity **\$235,379.19**

**Revenues:** **\$87,791.00**

Interest and Fines: \$1,473.11

**Total Revenues:** **\$ 89,264.11**

## **Operating Expenses:**

Bank charges: \$9.00  
Landscaping: \$40,264.00  
Maintenance: \$4,239.90  
Lake: \$14,950.00  
Electric: \$820-40  
Insurance: \$3,424.00  
Property Tax: \$23.56  
Social Evenings: \$4,694.33

**Total Expenses: \$68425.19**

## **Other Income: (Expense)**

Interest \$6.48  
Total other income: \$6.48

**Excess of revenue over expenses: \$20,845.40**

<b>Net Profit (Loss)</b>	<b>\$20,845.40</b>
Accounts Receivable	\$ 15.25
Prepaid Dues:	\$28,215.00
<b>Total Adjustments:</b>	<b>\$27,699.75</b>

## **Net Cash Provided by (used in)**

Operating Activities	\$6,854.35
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**Net Increase (decrease) in Cash  
And cash Equivalent:**

**\$ 6,854.35**

Cash and Equivalents at the beginning of period: \$235,100.05

Cash and Cash Equivalent at end of Period: \$228,245.70

There are 7 property owners that have not paid their dues this year. \$ 7,133.49 in outstanding dues.

**Lot 21** Home in foreclosure. (4/15/25). Robert paid half and Laura will pay the other half. 9/11/25 Laura paid \$700.00. She will pay the remainder, (810.16), next month.

**Lot 29** Home is in foreclosure (2024), Has made payments, now owes for this year only. (495.00)

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

**Lot 82** Since 2024, owes 1,499.74

**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.

Motion- Vicki

Second- John

Approved

It was brought up that garbage cans are being left out past Tuesday again. We will remind the residents that they need to be brought in by Tuesday at 9:00 am

Architectural review:

Updates are being completed at the following:

16 Liberty - Driveway

8 Champlain - Landscaping and storm sewer project

6 Yorktown - Patio Project

5 Concord - Re-siding Project

15 Bandywine - Re-siding Project

Drainage issue at 38 Liberty. We have approved our part of approving to pay for part of it.

The engineer will pick a contractor. Carrisa from the village will contact Dave to follow up on next steps.

Lake Service:

Proposal received on Nov. 17.

Standard Pond/Lake Contract Included Accepted

TreatforAlgae/Chara and submerged weeds with inspections that focus on harmful algae blooms (HAB's) along with identification of invasive species not covered under contract.

Algae treatments will be made utilizing SeClear, a premium algaecide.

Period of Control: Bi-weekly visits Mid-April through Mid-October.Refer

\$ 10,009.02

Peak Season Weekly Visits Included Accepted

Weekly visits in June, July, and August.

Treatments to be made utilizing GreenClean, an algaecide and oxidizer.

12 hours of physical removal of vegetation from troublesome areas of the lake

include included IF NECESSARY. Customer is responsible for disposal of plant

matter once placed along shorelines.

\$ 5,232.50

In the future we will include resident Sam with McCloud to work together with them to work biologically on the lake.

We will schedule a meeting for February so we are ready at the beginning of the season.

We want to propose an overall study of the lake, i.e. dredging, sediment study and measurement to compare to previous studies.

Sebert: Called Amy and she said that was an oversight that they did not do the power washing. She sent them out the week of Sept. 19.

Christmas Lights: Contacted Mark to come and check the lights at Revere and Mundhank since they are less full than the other entry ways.

New Business:

Vacant lot on Yorktown Ct. I sent pictures to the board and the resident that was concerned. It has improved but still not up to code.

Dave will send a certified letter to the lot owner to completely explain what needs to be completed based on the by laws.

Trespassing on the Lake: Even if we have no trespassing signs on the property, the police cannot do anything formally. Dave went to the police department and filled out a no trespass order. This gives the police the authority to question the individuals. They will write up a warning with their information. If they come back again, the police can then fine them.

SBL Dues: Dues will be raised for next year to \$519.75 per household.

Motion to approve increase to \$519.75: John

Second: Kristin

Approved

Motion to adjourn: John

Adjourned: 8:48 p.m.