

SBL Board Meeting

01-21-26

Meeting Commenced: 7: 43 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	Yes
Igor Staron	Yes
Vicki Chriske-Hines	No
Kristin Soukup	Yes

Minutes approved from previous meeting,

Motion- Paul

Second- Eric

Approved

**Treasury report:**

Balance sheet of total assets, **\$231,839.62**

Total liabilities and equity **\$231,839.62**

**Revenues:** **\$89,269.11**

Interest and Fines: \$1,478.11

**Total Revenues:** **\$ 89,269.11**

## **Operating Expenses:**

Bank charges: \$30.00  
Watering: \$1,000.00  
Landscaping: \$42,664.00  
Maintenance: \$4,239.90  
Lake: \$14,950.00  
Electric: \$972.82  
Insurance: \$3,424.00  
Property Tax: \$44.78  
Social Evenings: \$4,694.33

**Total Expenses: \$78,984.83**

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

Interest \$21.55  
Total other income: \$21.55

**Excess of revenue over expenses: \$17,305.83**

<b>Net Profit (Loss)</b>	<b>\$17,305.83</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	\$10,393.92
<b>Net Increase (decrease) in Cash</b>	

**Cash and cash Equivalent:**

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

Cash and Cash Equivalent at end of Period: \$224,706.13

Motion- John

Second- Paul

Approved

Architectural review:

14 Lexington - Have not completed landscaping as per plan originally submitted. They are now requesting permission for solar panels to be installed, and improvements of the front and back patio. The board discussed the issue and decided we cannot approve new projects until the original landscaping has been completed.

2 Lexington sent concern of neighbor's (4 Lexington) condition of paint on house, broken window. The board will review previous letters sent to the owner and follow up.

4 Champlain- Concern of tape around electrical boxes. John will drive out and evaluate the situation.

Lake Service:

Dave and John will schedule a meeting with the lake service contractor in February. Sam Mehic will be a part of this meeting

also. He has prior knowledge in lake conservation and has offered to help.

Christmas Lights were nice but North Liberty was out frequently.

Remote vote for 38 Liberty drainage issues. Dave received a status report from Ryan. The work is completed, we paid our share. They have to get a camera in the pipe since there is a culvert in the back of the property and they need to make sure there isn't a block.

Vacant lot on Yorktown Ct. Dave sent him a letter and stated there would be a fine of 50.00 a day for work not completed on the clean up of the lot. Dave called him and discussed the situation of property neglect. The owner stated that now there is snow and he cannot do the work while the snow is on the ground. Dave stated we have been talking to him for 3 years now. He hired someone to do the work, they did not complete the work as per our requirements. Dave drove by and called the owner stating that nothing was really completed. Dave then talked to the village to enforce village codes. The homeowner hired a contractor that was recommended from the village. The contractor contacted Dave and let him know the day that he was going to be there completing the work. There has been some improvement. Trees that were hanging have been removed. When the weather improves, there would still need to be some more work done. We will resend a notice in the spring.

New business

Resident sent a letter regarding speeding cars in the neighborhood. They suggested gates. Dave responded explaining the process to

having gates installed which are not feasible for our subdivision as previously discussed.

Motion to adjourn: Paul

Second:John

Adjourned: 9:14 p.m.