

SBL Board Meeting

03-18-26

Meeting Commenced: 7: 42 pm (motion approved and second)

Attendance:

Board Members Present

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

Minutes approved from previous meeting,

Motion- Stephanie

Second- Eric

Approved

Treasury report:

Balance sheet of total assets, **\$323,168,71**

Total liabilities and equity **\$323,168,71**

Revenues: **\$93,555.25**

Interest and Fines: 0.25

Excess of Revenues over Expenses: \$ 91,360.31

Operating Expenses:

Bank charges: \$6.00

Electric: \$233.67

Office Supplies: \$439.51

Christmas: 1,520.00

Total Expenses: \$2,199.18

Other Income: (Expense)

Interest \$4.24

Total other income: \$4.24

Excess of revenue over expenses: \$91,360.31

Net Profit (Loss)	\$91,360.31
Accounts Receivable	\$ 19,255.50
Total Adjustments:	\$19,255.50

Net Cash Provided by (used in)

Operating Activities \$0.00

Net Increase (decrease) in Cash

Cash and cash Equivalent: \$72,104.81

Cash and Equivalents at the beginning of period: \$224,671.91

Cash and Cash Equivalent at end of Period: \$296,776.72

We have 30 outstanding dues from homeowners due.

Motion- Vicki

Second- John

Approved

Architectural review:

14 Lexington - Home owner has since sent a landscaping plan, we have approved it and will approve the solar panels once the landscaping is completed.

2 Lexington sent concern of neighbor's (4 Lexington) condition of paint on house, broken window. The board reviewed letters previously sent regarding these issues.

4 Champlain- In the previous years we had a contact at AT & T or Comcast. They checked all the utility boxes. John found that if the pedestal is on your property, then you are required to contact the company to come and correct the issue. This is not a responsibility of the board to correct the issue.

2026 proposal from GLC

Last year the monthly charge was 1200.00 for 8 months. The new rate is 1260.00 per month.

Motion to approve 2026 contract: John

Second: Stephanie

Contract approved.

Lake Service:

Dave, John and Sam Mehic have had extensive meetings with McCloud, our Lake service company. What we have determined is everything they have been doing is reactive rather than proactive.

The contract we had received from McCloud last October we are putting aside for now. We are having them do some testing first to

get a baseline of all the make ups of our lake. Then we can determine a path of what our needs are

1- water quality test-taken from 3 different areas of the lake
\$825.00

2-Sediment test- amount of muck/density in the lake to determine the need to dredge. Three separate areas for this test \$1275.00

3- They recommend we add 60 grass carp \$970.00

Sediment removal consultation covering the process overview mapping and analysis and suggested location for dewatering bags will be \$2500.00 (includes the sediment test).

We will discuss these tests with Sam and make a decision at a later date if we are moving forward with this plan to complete the tests.

New Business

A resident has stated that several street lights are on all the time. Specifically mentioned were Revere and Brandywine.

Dave will contact Dave Valentino to have his company come out to check all of the lights in our neighborhood.

Motion to adjourn: John

Second:Vicki

Adjourned: 8:36 p.m.

