

SBL Board Meeting

05-20-26

Meeting Commenced: 7: 41 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	No
Kristin Soukup	No (arrived @ 8:30)

Minutes approved from previous meeting,

Motion- John

Second- Eric

Approved

Treasury report:

Balance sheet of total assets, **\$321,611.42**

Fund Balance \$ 89,806.02

Total liabilities and equity **\$321,611.42**

Revenues:

Association Dues \$93,482.59

Interest and Fines: \$447.34

Excess of Revenues over Expenses: \$89,806.02

Operating Expenses:

Bank charges: \$6.00

Landscaping: 1,260.00

Electric: \$430.66

Office Supplies: \$439.51

Property Tax: 24.64

Christmas: 1,520.00

Total Expenses: 3,680.81

Other Income: (Expense)

Interest \$4.24

Total other income: \$4.24

Excess of Revenue Over Expenses: 89,806.02

Motion to approve treasury report- John

Second- Eric

Approved

We have 24 outstanding dues from homeowners due. Bulk are from one year, but there are 3 where people have died which is a larger amount.

We will put a lien on:

33 N.Liberty

8 Trenton

Motion-

Second- John

Approved

Architectural review:

21 Lexington - Pool deck, fire pit, pool decking, fencing
40 Revere- reroof and new gutters
9 Revere- reroof and new gutters
22 Lexington - re roofing

Lake Service:

Stephanie sent pictures to the board of the current condition of the Lake.

Dave received a bill from McCloud for carp added.

Dave called Chris at McCloud, he needed to check on the testing etc. that was to be done.

Dave spoke with Amanda. Amanda returned Dave's call and stated that she wanted to confirm the carp stock needed to have the money up front before they do the job. She talked to the special projects team and would be out to gather the water sample next week and the water sample would be rushed to get the results and then can move forward.

John, Dave and Sam Mehic have had extensive meetings with McCloud. Sam Mehic determined that all the things we have been doing are reactive rather than proactive. The overall health of the lake and balance of the lake is critical at this point.

We had completed an electronic vote for

Natural Lakes Water Test	\$825.00
Natural Lakes Sediment Test	\$1,275.00
Triploid Grass Carp (Stock)	\$960.00

Total: **\$3,060.00**

However, we voted and approved all of it except the carp.

We asked them to complete the tests then we would have an idea of what needs to be done.

Dave will contact McCloud to confirm that they have not done the carp yet, but we have paid them for that. We would like them to use that money to move forward immediately with the spraying etc. that we usually do.

Dave will request that the water samples be taken prior to the spraying or find out when the samples would be taken.

Dave will update the board accordingly.

Entrances:

Stephanie reached out to Amy at Seibert about the entrance flowers. She sent a contract in the amount of 6756.00

Stephanie contacted Amy to find out the cost of watering and schedule.

Amy responded that we actually get 7 plus the 2 initial waterings with the proposal. Each watering thereafter will be \$90.00.

Depending on the weather, the 9 waterings could possibly take us through the middle of July.

Dave will reach out to GLC to find out how often and the cost of watering from them.

Motion to approve 6756.00 for flowers and 7 waterings: Kristin

Second: John

Approved

New Business

Playground request

A resident has contacted the board to request us to look into adding a playground in the subdivision. The board discussed it and

felt that there is a concern with maintenance, insurance and neighbor concerns of noise and unwanted people hanging around. We have the Conservatory that is nearby that children can go and use at any time.

Garbage concern:

Eric has brought up the concern of trash being put out and collected in time.

Barrington ordinance states garbage should not be placed out prior to 3 p.m. the day before and removed by 9:00 a.m. Tuesday morning.

Dave will send out a letter to the residents reminding them of the village and SBL rules regarding garbage placement and retrieval.

Dave will contact Ryan Murphy at the village about how he handles this situation.

SBL / Driveway Covenants / Pre-2016.

A resident emailed requesting pre-2016 covenants since her father's home was recently sold and he was grandfather'd in regarding the driveway being stone rather than concrete, pavers or asphalt. The question came up in probate court so she is in need of the rules. South Barrington rules are that a stone driveway is absolutely not permitted in South Barrington.

Dave will contact Paula to see if there was any change to the SBL rules prior to 2016.

Dave will follow up with the resident.

Motion to adjourn: John

Second: Kristin

Adjourned: 9:35 p.m.

