

SBL Board Meeting

07-23-26

Meeting Commenced: 7: 45 pm

Attendance: **The Board did not have a quorum so some items will need to be addressed at the next meeting.**

Board Members Present

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

Minutes approved from previous meeting,

Motion- Joe

Second-Vicki

Approved

Treasury report:

MEMBERS' EQUITY:

FUND BALANCE	231,805.40
EXCESS OF REVENUE OVER EXPENSES	<u>73,278.77</u>
TOTAL MEMBERS' EQUITY	<u>305,084.17</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 305,084.17</u>

2026

ASSETS

HARRIS BANK CHECKING	\$ 287,945.93
PETTY CASH	5.00
ACCOUNTS RECEIVABLE - DUES	<u>17,133.24</u>
TOTAL ASSETS	<u>\$ 305,084.17</u>

REVENUES:

ASSOCIATION DUES	\$ 93,035.25	99.09
INTEREST & FINES	<u>858.89</u>	<u>0.91</u>
 TOTAL REVENUES	 <u>93,894.14</u>	 <u>100.00</u>

OPERATING EXPENSES:

BANK CHARGES	6.00	0.01
LANDSCAPING	10,932.24	11.64
LAKE	1,046.80	1.11
ELECTRIC	712.34	0.76
INSURANCE	4,874.00	5.19
OFFICE SUPPLIES	439.51	0.47
PROPERTY TAX	24.64	0.03
SOCIAL EVENINGS	1,064.08	1.13
CHRISTMAS	<u>1,520.00</u>	<u>1.62</u>
 TOTAL EXPENSES	 <u>20,619.61</u>	 <u>21.96</u>

NET PROFIT (LOSS)	\$ 73,278.77
ADJUSTMENTS TO RECONCILE NET PROFIT (LOSS) TO NET	
CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:	
DECREASE (INCREASE) IN OPERATING ASSETS:	
ACCOUNTS RECEIVABLE	(9,999.75)
INCREASE (DECREASE) IN OPERATING LIABILITIES:	
TOTAL ADJUSTMENTS	(9,999.75)
NET CASH PROVIDED BY (USED IN)	
OPERATING ACTIVITIES	63,279.02
CASH FLOWS FROM INVESTING ACTIVITIES	
NET CASH PROVIDED BY (USED IN)	
INVESTING ACTIVITIES	0.00
CASH FLOWS FROM FINANCING ACTIVITIES:	
NET CASH PROVIDED BY (USED IN)	
FINANCING ACTIVITIES	0.00
NET INCREASE (DECREASE) IN CASH	
AND CASH EQUIVALENTS	63,279.02
CASH AND CASH EQUIVALENTS	
AT BEGINNING OF PERIOD	224,671.91
CASH AND CASH EQUIVALENTS	
AT END OF PERIOD	\$ 287,950.93

We have 22 outstanding dues from homeowners due.

Motion- Kristin

Second- Joe

Approved

Architectural review:

Two projects approved since the last meeting:

- 10 South Liberty - window replacement project

- 19 Brandywine - window replacement project

One project currently under (2nd) review (just received revised plans yesterday after 1st review dated 6/25/26):

- 4 South Liberty - addition project

*Paula was present and said that the village has come across several window replacements that have been vinyl which is not allowed in South Barrington. The village has had to have several homeowners remove these and this is costly to the homeowner.

Lake Service:

The results so far from Brian Zalay, M.S.

Lakes Management Specialist

McCloud Aquatics

These samples were collected at the three bays on May 26. I am still waiting on the sediment fraction results, which I will inquire about again. The preliminary analysis is that there is elevated phosphorus in the water at the time that curlyleaf pondweed had overgrown the lake. Active plant growth likely influenced the nutrient concentrations in the water. Once we have the sediment results, we can determine whether phosphorus binding treatments, continued vegetation management, or another approach provide the greatest long term benefit.

	SB1	SB2	SB3
pH @ 21.1°C	9.65	9.81	9.68
Total Nitrogen (ppm N)	0.2	0.7	0.8
Organic N (ppm N)	0.193	0.692	0.787
Total Phosphorus (ppm P)	0.057	0.056	0.053
TN: TP	3.383	27.568	34.621
Turbidity (NTU)	3.921	3.473	3.981
NH ₃ +NH ₄ ⁺ (ppm N)	ND	ND	ND
Free NH ₃ (ppm N)	ND	ND	ND
NO ₂ ⁻ (ppm N)	ND	ND	ND
NO ₃ ⁻ (ppm N)	0.008	0.008	0.013
NO ₃ ⁻ :NH ₄ ⁺	ND	ND	ND
Filtered PO ₄ ³⁻ (ppm P)	<0.005	0.010	0.007
Total Alkalinity (ppm as CaCO ₃)	112.947	115.516	120.614
Total Hardness (ppm as CaCO ₃)	200.770	207.871	210.473
Salinity (ppm as TDS)	427.000	436.017	430.612

Key	
Normal	Typical fresh water conditions, p
Elevated	Possibility/higher probability of bl scums, extensive macrophyte p
High	Algal scums, anoxic bottom w macrophytes, very poor water c

Entrances:

Stephanie has been in contact with Amy to water the entrances. Each time Amy at Seibert has sent the guys out to complete that. We will be paying after this weekend for watering. It will be 90.00/hour, Amy feels it will be about 180.00 after he gets to all the entrances.

We also asked Amy for a quote for mulch at the entrances and down at the beach.

Dave found out from GLC that watering would be. 450.00 per time for all 5 entrances

He also asked for mulch to be completed at the beach and gazebo. GLC quoted 3500.00.

Second:

Approved

New Business

Code red has been discontinued from 911.

Residents need to go to the village website to sign up with Everbridge now in order to get village emergency alerts.

Garbage concern:

Dave sent out letters to residents regarding the garbage stipulations which has been an ongoing problem.

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.

Dave found out that the village had the old south Barrington rules.

Motion to adjourn:

Second:

Adjourned: 9:10 p.m.