

Meeting Minutes

Swiss Village East Board Meeting

Saturday July 11th, 2026, 10am

Home of Lonne Petroskey

Call in #1-605-468-8001 Pass code 538739#

GoToMeeting Link: <https://meet.goto.com/414474237>

GoToMeeting by Phone: Access Code: 414-474-237

United States: +1 (224) 501-3412

- I. **Call to order:** Meeting called to order by Brad Whalley at 10:00am.
- II. **Roll Call:** William Wolz, Lonne Petroskey, Brad Whalley, Rick McCarren, Nicole Sherman, Derrick Smith (via GoTo Meeting)
 - a. **Absent:** Jess Wagner
 - b. **Visitors:** Mark Berghoef, Mike Sherman, Ralph Crosslin, Al Leach, Bill & Donna Criscione
- III. **Minutes of last meeting called for approval.**
 - a. Review of April 11th action items- Motion to approve minutes: Nicole.
Seconded by Rick.
 - b. Brad did contact Northern Tree again regarding Corey Court snow plowing and will follow up. The person to speak to was not available.
- IV. **Future Meeting Site/Succession for Open Board Positions**
 - a. Lonne will be putting his house up for sale at the end of the month, so we may not have his house available come October.
 - b. Donna and William have both volunteered their homes. Nicole will email/call to verify location come September.
 - c. Lonne and Rick are both stepping down, which leaves treasurer and architectural committee open. Donna has tentatively volunteered to do architectural committee.
 - d. Brad recommends later this summer we set up a time to come together with Lonne and Rick to do a smooth hand-off. Brad will call the meeting.

V. **Online Dues Payment Options** (Nicole)

Per a SVE homeowner, who has offered to assist if needed, "Square works well for HOAs as it supports online payments, recurring billing (via subscriptions or recurring invoices), payment links, and website integration. Many small or self-managed HOAs use it successfully. Basically when setting everything up, you just provide the HOA details: legal name, EIN, address, and your personal info for verification (as the account owner). Then link the HOA's business bank account for deposits (funds typically transfer next business day; instant options available). After that, it can take 2-3 business days to process and verify identity and business. Fees are typically 2.6% + \$0.15 for in-person; 3.3% + \$0.30 for online/card (ACH/bank transfer is cheaper). You can pass "convenience fees" to homeowners (disclose clearly) or absorb them. Once that's completed, we just use Square's developer tool to integrate it into your current, or new website. This can easily be setup on an existing site in less than 1 business day."

- a. Derrick also has experience with Square and has offered his assistance with setting it up if needed.
- b. Motion to approve: Rick Seconded: William

VI. **Calendar of Events**

- a. **July-** Send out email (Nicole) soliciting candidates for the upcoming election- two seats to fill (Lonne and Rick). Other terms expiring- Brad and Nicole
- b. **August-** None
- c. **September-** Get updates on new builds (architectural), Get updates on new property ownership (nobody assigned), Send out ballots for Board of Directors vote six weeks prior to October meeting (Nicole), Send out notice of annual membership meeting (Nicole)
- d. **October-** Finalize budgets for the coming year.

VII. **Committee Reports:**

- a. **Finance** (Lonne): Expenses of ~\$5,446. Revenue via dues: ~\$13, 534. Interest collected: ~\$46. Savings balance: ~\$18,784. Checking balance: ~\$15, 483. Total balance: \$34, 231.32.

b. **Grounds and Maintenance** (Brad):

- i. Will talk to Trees North about not trimming close to the new fence posts (will also be putting flashing at the bottom) to protect the new posts.
- ii. New fence posts/fencing complete. The person we borrowed equipment from is sadly not doing well.
- iii. Need to trim back branches for the mowers.
- iv. Mobile library had the door damaged by wind, so Rick took the door off and fixed/replaced it.
- v. Picnic table donated for the overlook park by homeowners Bill and Donna Criscione.

c. **Social and Communications** (Nicole)

- i. Standardized response to inquiries about SVE's policy on Short-term Rentals was drafted and sent to Brad, Jess, and Stephanie for feedback.
- ii. Board members up for reelection: Nicole and Brad

d. **Architectural** (Rick)-

- Homeowner(s) of lot #18 on River Ridge – called about clearing some trees on his lot. Wanted to know what was appropriate. No more than 30% without board approval
- Homeowner(s) of lots #22-23 on Cedar River – submitted plans for raising an existing shed/pole barn to accommodate boat/trailer etc. Since structure is already there the committee determined that a full permit was not necessary.
- Homeowner(s) of lot #3 on Cedar River – have submitted plans and have been approved to build. Trees are marked for removal and construction should start soon.
- Homeowner(s) of lot #58 on West Village – project is now finished.
- Homeowner(s) of lots #149/150 on Shreck -Submitted plans for a shed on the property. Stick built and permit submitted and approved.
- Homeowner(s) of lots #192/193 on Hilltop – Have new sunroom on rear of home. Permit approved a while ago.

- on Forest – lot #156 - possible new owner. No further construction has taken place since the stop order. No permit applied for.
- Rick had a video meet with prospective buyers about lots # 105/106 for sale on East Village Dr. Questions about sewer, water, building size, rental possibilities, detached garage, etc.
- Homeowner of lot #140 – still under construction.
- Homeowner(s) of Lots 208-215 have submitted plans to build a garage. Plans have been approved.
- No further projects are active at this time.
- Lot 189 moved trailers to another lot next to the Children's park. This is not allowed, but at this time the homeowners are not responding to inquiries.

VIII. **New Business:** (Round Table for Board Members)

- a. Somehow, when using phones, if you search SVE and click on “important documents” it takes you to the OLD R&Rs. On laptops, etc., this does not happen. We can't seem to figure this out. Might need to clear the cache on phones to get the right document.
- b. William brought up troubles with renters at the house on Hilltop and Schreck who brought dirtbikes and were riding on private property. We should contact the owners of the rental to let them know.
- c. Derrick has been asked to share his rental agreement at the October meeting.

IX. **Open Forum** (Visitors)

- a. According to Al, the homeowner who lives across from him has been expressing an interest in coming up here more and getting the house back into shape.
- b. Mike thanked Lonne for all he has done for the HOA and letting us use his home for meetings, etc. This was seconded by many others.
- c. The home across from Ralph's often has a travel trailer/camper in their driveway.

X. Motion to adjourn 11:27am: Nicole

Seconded: Rick