

Meeting Minutes

Swiss Village East Board Meeting

Saturday January 10, 2026, 10am

Home of Lonne Petroskey

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

- I. **Call to order**
- II. **Roll Call:** Lonne Petroskey, William Wolz, Nicole Sherman, Brad Whalley, Derrick Smith (via phone)
 - a. **Absent:** Jess Wagner, Rick McCarren
 - b. **Visitors:** Mike Sherman, Ralph Crosslin, Al Leach
- III. **Minutes of last meeting called for approval.**
Nicole called for approval. Seconded by William.
- IV. **Election of office holders for 2026:**
 - a. **President:** Brad Whalley
 - b. **Vice President:** Derrick Smith
 - c. **Treasurer:** Lonne Petroskey (is planning on retiring from the board after this year, so we need to have someone begin shadowing Lonne to learn “the trade”)
 - d. **Secretary:** Nicole Sherman
- V. **Organize committees for 2026:**
 - a. **Grounds & Maintenance:** Brad Whalley, Al Leach
 - b. **Social & Communications:** Nicole Sherman
 - c. **Architectural:** Mike Sherman, Rick McCarren, Brad Whalley
- VI. **Lot 156 update**
Lonne has not heard anything from the owner. Property will go up for auction this spring unless the property owner pays the back taxes, and we will be second in line to receive back dues. The board is not sure there is much we can do other than foreclosure at this point. It was asked if the remaining structure could be removed and the foundation be covered, but it is assumed that, due to possible asbestos, it would not be allowed by DNR. Consensus is that we just wait until the property

reverts back to the county due to taxes this March, which then the county would be responsible for cleaning it up. Proposed by Brad to revisit in April.

VII. Outstanding past dues (Lonne)

Currently 8 properties that are significantly behind in dues. Stefanie was asked to contact some of the property owners to see if they would be interested in signing over/selling properties to alleviate the debt. One property was also sent a letter about needing to clean up the property due to being an “eye sore”. No response/action taken by property owners.

Brad will reach out to Stefanie to see if any property owners are interested in selling.

VIII. Calendar of Events

Meeting dates for the calendar year have been posted to the website. Late notices for property dues will be sent by Lonne this year.

Two weeks prior to board meeting, send a request for board items. One week prior to board meeting, send agenda to board members.

IX. Committee Reports:

a. **Finance** (Lonne)

Currently, receivables are less than expenditures last year. One significant increase is insurance. If dues increase next year by \$5 per lot, that will bring in about \$1,200 more per year. We need to keep our income high enough to be able to continue making improvements. We also need to keep some money in our account as a “place holder” for possible legal fees.

It was asked how much plowing for just Corey’s Court is in our snow plowing costs. Brad will inquire how much just plowing of Corey court is. We will revisit in April.

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

Lawn maintenance was coming only on Mondays during the Spring/Summer/Fall, when garbage collection was occurring; Brad contacted Trees North and got that changed.

Fencing will need replacement at the Cedar River Park, so Brad will investigate the cost of materials. According to Al, we have a new property owner with access to a skid steer we can use to replace the fencing.

Replacement will occur this spring.

In the coming years, we will need another mailbox stand. Should we include a new mailbox stand in that area while we replace the fencing? According to Lonne they would not be able to be located at the same spot depthwise. We have plenty of mailbox space for current residents, but we have mailboxes that are taking up space by homes that are not needed (aka part-time residents or short-term rentals). We also have mailboxes for homes that are not part of SVE, and at this point we are not willing to take their mailboxes down. Even though we might make room in the existing mailbox stands by removing mailboxes, we will still need another stand, so we might as well put in another new stand. Brad will contact Tracy in Section 5 to ensure they do not fill up the mailboxes in our new mailbox stand. It was proposed to put in mailboxes but just keep them empty until we get new homeowners that need mailboxes.

Spring Clean Up: will be scheduled as we get closer to spring.

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

There have not been any violations reported to the new link. Need to work with Lonne to make sure the directory is up to date and I am keeping the emails current.

President's letter will need to be sent to Nicole for uploading to the SVE website.

d. **Architectural** (Rick)

One new building permit was issued to Scott Udell and Sarah Comfort to begin building on Alpine Way. Possible ground breaking is currently set for April. Mr. Udell is planning at least 2 other buildings and he purchased the lot on the north end of East Village so there could be a fourth building.

No other permits have been issued since the October meeting.

Brian Heine, (lot #3, Cedar River Dr.) contacted me with some preliminary drawings and pictures of possible construction on the lot. No permit has been completed at this time. Mr. Heine is still researching permits etc. before

requesting a building permit from SVE. Mr. Heine does plan on beginning construction sometime within the year.

A letter was sent to the property owner of Lot140 reinstating the fines.

Property owner did not finish the exterior of the home on East Village within the time frame of the extension. I do not know if the fines have been paid at this time.

A fourth letter was sent to the property owner of Lots168 and 191 informing him of fines for not clearing lots of stored material on Lot 191 and trailers left on Lot 168. Have not received any communication from Property Owner. We may have to issue a letter from a lawyer.

A first notice of violation was sent to the owner of Lot 34, Cedar River for trailers being stored on the lot. I have not received any communication from the Property Owner and do not know if the fine has been paid. A second letter is due if fines have not been paid. According to Brad, the trailer is gone at this time.

The extension on the home on Lot 58, West Village, is nearing completion on the exterior within construction time line.

Wording has been added to the Permit Approval form reminding builders/owners of the “timely construction” time line and also for builders/owners building more than one building of the need for each building to “have some characteristic or style to distinguish them from other dwellings.” The committee will continue to assess and edit the permit process and approval forms as needed for more clarity for builder/owners as well as adherence to the architectural review outlined in the new R&R.

Lot #66 will be selling as of this week. There were some hold-ups due to past liens on the property needing to be cleared up.

A letter was sent to the owner of Lot 216. regarding erection of a fence on his property, but we have not heard back from that letter.

X. New Business: (Round table)

Brad will contact Kearney township to inquire about Corey Court homes and whether or not taxes are being paid for road maintenance. Brad will also contact Northern Tree to see how much money is being paid specifically for plowing Corey Court.

Air BnB's- most are well-kept up, but the renters do come in and violate our R&R's (such as noise violations). If we wanted to amend our R&R's to put a limit on short-term rentals, for instance, we would have to put it to a vote, which would be very difficult to get to pass. How do we deal with this as an association? We are zoned R-

1, which means technically rentals are not allowed. When Brad contacted Kearney Township, they said that they would like to leave it up to the associations; Custer Townships has no preference. Brad has asked Derrick for a copy of the rental agreement he uses. The board will revisit this discussion in April.

Derrick mentioned possible using a forum such as Go to Meeting or Zoom instead of a call-in for virtual attendees for future meetings.

Nicole will work with Derrick to see if we can use a different platform for our April Meeting.

Al, Brad, and Lonne will work to replace the library that was damaged this winter.

XI. **Violations-** it was noted that a few properties are not adhering to the rule regarding garbage/recycling containers not being at the roadside for more than 24 hours before or after collection. Especially with the recent snowfall impeding garbage collection, this is causing garbage to be spilled outside of homes and garbage cans being left in the roadway for several days. Violation or courtesy notices should be sent to the following homes/lots in violation of this rule: Lot 113 and Lot 165, both of which are primarily short-term rental properties.

XII. **Open Forum (Visitors)**

Reserved for visitors. No comments made by visitors.