

Minutes

Swiss Village East Board Meeting

Saturday April 11th, 2026, 10am

Home of Lonne Petroskey

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

GoToMeeting Link: <https://meet.goto.com/296097381>

GoToMeeting by Phone: Access Code: 296-097-381

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I. **Call to order**

- a. **Roll Call:** Nicole Sherman, William Wolz, Brad Whalley, Rick McCarren, Lonne Petroskey, Jess Wagner & Derrick Smith (via GoTo Meeting)
- b. **Absent:** None
- c. **Visitors:** Mike Sherman, Al Leach, Mark Berghoef, Eric Zinzer, Stephanie Koppe, Ralph Crosslin

II. **Minutes of last meeting called for approval.**

- a. Review of Jan. 10th action items- Motion to approve made by Rick. Seconded by Nicole. Motion passed.

III. **Robert's Property Update** (Brad)- Property has sold. New property owner plans to rebuild the home. Foundation has been inspected, but engineer declared it "buildable". Back dues have been paid up to current.

IV. **Corey Court Snow Plowing** (Lonne & Brad)- Corey's Court is owned by SVE and was paved by SVE. Lonne and Brad have tried to follow up with Northern Tree with how much of the cost for snow plowing is allocated specifically to plowing Corey's Court, but they were not able to track down that information yet. This needs to remain an agenda/action item.

V. **Short-Term Rentals Update** (Brad)- Kearney Township currently has written in their zoning regulations that R-1 does not allow short-term rentals, which is what SVE is zoned. Our R&R's do not disallow short-term rentals, but we do say that we need to follow zoning ordinances in our R&R's. Responses to inquiries regarding rentals within the association need to be directed to the township, because while we currently don't restrict rentals, if the township decides to restrict rentals, we will go

with current zoning regulations. Further responses need to direct prospective buyers to speak to the township for direction. Nicole, Brad, Jess, and Stephanie will work to craft a response.

VI. **Future Meeting Site** (Brad)- If Lonne sells his house, where will we hold our association meetings? Please think about possible locations.

VII. **Calendar of Events-** Taxes were paid. BBQ will happen in July. Nicole will send out a flyer to save the date soon. Brad will send Nicole the calendar of events.

VIII. **Committee Reports:**

a. **Finance** (Lonne)- Trees North billed \$7150 for summer mowing/maintenance. Thus far, our revenue has been about equal to our expenditures.

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

i. Board approval for fencing- Rick made a motion to earmark \$2000 for fencing. Seconded by Lonne.

ii. Spring clean-up- tentatively set for May 2nd. Will push back if needed. Nicole will send out an email April 25th if we do not need to postpone.

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

i. Annual Picnic- July 11th at 12pm. Nicole will send out a flyer for a Save the Date.

ii. Violation letter templates- Rick created templates that Nicole put into document retention for future use.

d. **Architectural** (Rick)

Architectural Committee Report:

- Hilltop (Lot 190) house asked about attaching a sunroom to back of house. Waiting on drawings etc. from owner.
- Home at the corner of Park (Lot 98) is considering a detached garage with drive coming onto Park. Will move existing shed to back of property. Nothing definite at this time.

- Owners of Lot #3 are considering building a home. Have not started construction yet but paperwork is complete.
- House on West Village at the end of East Village (Lot #58) has addition completed at least from the outside.
- Lot #43 inquired about a shed to be put at the back of the building.
- A letter was sent to Lot #140 on East Village re-instating fines due to home not being finished by the end of the extension granted last fall. House is still not complete or at least no communication from owner that outside is complete. There still needs to be landscaping done for completion of outside. Another letter should be sent informing property owner of subsequent fines until home completed.
- No response from homeowner of Lot #189 on violation letter dated 10/2025. Should a letter be sent again with monthly fines beginning by at least this month until violations are rectified? Stephanie will reach out to homeowner's contractor to see if he has updates regarding the lot that was cleared. The board feels that once we move forward, fines should be assessed going back to 10/2025.

IX. New Business: (Round table for Board Members)

- a. Discuss future restrictions/regulations on short-term rentals such as occupancy, trailer parking, etc.
- b. Lonnie is having a party at his house on June 27th. Parking could be a concern- can Lonnie utilize the old tennis court area for parking? Motion to approve by Rick. Seconded by Nicole. Motion carried.
- c. According to William- when garbage day is missed due to weather, and the garbage company is making up the following week they are normally much earlier than usual. William also found a deer leg from some form of animal attack in the meadow across from Clearview, so be forewarned that there is either a coyote or bear in the neighborhood.
- d. Derrick reported concerns with speed issues on Cedar River Drive. We have had police put speed monitors out, and they got shot. What can we do? Take a photo with license plate and report to police. Brad will contact the Sheriff.
- e. Rick is resigning from his position on the board. He will finish his term through January.

X. Open Forum (Visitors)

- a. Eric asked about fiber optics for the community.