

SUGAR GROVE COMMUNITY BUILDING
Board Meeting Minutes (in-person)
April 21, 2026

6:34 PM

Roll Call: Trustee Stalcup and Trustee Kowalczyk. Trustee Sutton was absent.

Also, Present: Jon Bobbe and Debbie DeBoer

Pledge of Allegiance

Public Comment: There is no public in attendance.

Presentation from Orkin regarding insulation replacement and sealing off roof from bat activity.

Approval of Agenda for 4/21/2026 – Agenda reviewed. Trustee Stalcup makes a motion to approve the agenda with the correction that no executive session is needed, Trustee Sutton 2nds; Motion carried unanimously.

Approval of Minutes:

- a. March 17, 2026 - Open Session Minutes - Trustee Stalcup motions to approve the open session minutes for March 17, 2026 as amended, Trustee Sutton 2nds; Motion carried unanimously.

Approval of Destruction of Audio Recordings from Closed Session Meetings for September 2024 or earlier. Trustee Sutton motions to approve the destruction of any audio recordings from closed session meetings from September 2024 or earlier. Trustee Stalcup 2nds; Motion carried unanimously.

Treasurers Report: Administrator (Debbie)

1. The Financial reports include the accounts payable and accounts receivable register for March 20, 2026 through April 21, 2026. The balance sheet is as of April 21, 2026. There is also a profit and loss for the fiscal year.
2. Review and approve Sugar Grove Township Community Building accounts payable for March 20, 2026 through April 21, 2026. Check numbers 12657-12676. Two debit card payments and two payroll periods: April 2, 2026, and April 16, 2026.
3. Trustee Stalcup motions to approve the accounts payable for March 20, 2026 through April 21, 2026. Check numbers 12657-12676. Two debit card payments and two payroll periods: April 2, 2026, and April 16, 2026. . Trustee Sutton 2nds. Roll Call Vote: Trustee Stalcup: yes; Trustee Kowalczyk: yes.

Committee Reports

Administrator Report (Debbie)

1. Very busy month. I have spoken to 3 fence companies. One came out and met with Steve and I. I also have been meeting with roofers/Orkin regarding attic insulation. I also spoke to TeeJay doors which I will get into during our quotes/proposals.
2. Water Softener. It was removed March 26th and I will provide a photo of valves and piping that is left.
3. I reached out and scheduled the face painters as we discussed last meeting. Time is 5-7. Even if we do 5:30 – 7, they don't do less than 2 hours, but we could open the doors early for face painting. We will discuss.
4. I tried programing a key for park district and our system needs an update. Will be nice to have IT person on board. This would be included in monthly fee.
5. I had the painter provide a quote of entire building. We will discuss.
6. HOH came out March 31st. Good news on that is the nitrite corrosion inhibitor levels were low, which are expected. I will explain.
7. First chair yoga was April 2nd. Second was April 16th.
8. We had ants in the front vestibule. Used my regular traps and they are gone.
9. I got the back door fab working again.
10. Filed our tax compilation paperwork on April 7th.
11. Met with IT guy April 9th to review quote.
12. April 14th was the Annual Township Meeting.
13. I am looking into other access systems for the building. I reached out to LaForce to see if prices came down or if they had a more affordable option. A few I found using Chatgpt were Openpath, Kisi and Rhombus. Will discuss.

Scheduler Report (Debbie)

1. Four (4) scout meetings (boy/girl/leader mtg)
2. One (1) Senior Lunch
3. One (1) Senior Game Day
4. Six (6) Gym
5. Three (3) Dining Room

Township Building Liaison

- Blackberry Creek is flowing at 89.4/cfs
- Hanks Road Bridge: An intergovernmental agreement is taking place and once maintenance of the bridge is confirmed by one party, IDOT agreed to repair/replace the bridge.
- Jerry Elliott is working on a water report presentation that will be presented at the next meeting or the one after that. He may also create boards to post at the library.
- The township approved their tentative budget.

Unfinished Business:

Building Maintenance Projects – We reviewed the status of each of the following projects: garbage enclosure, attic insulation, Boiler room exterior door weatherstrip, scout room painting.

New Business:

a. Review Correspondence: None

b. Review Proposals and Quotes

- **AAA Roofing** AAA Roofing came out and inspected our insulation in the attic space of the building. They provided a quote to bring us to R50 which is the current code amount. We asked to requote with an R60 rating. That quote came in at \$14,545. We are going to ask one more re-quote to include sealing up the roof top from bats. We will review that quote at our next meeting.

- **Tee Jay Service Company** Tee Jay's provide a quote for the exterior boiler room door to add weather stripping to close the gap at the bottom of the door. The quote was \$443.00 Trustee Stalcup motioned to approve the quote. Trustee Sutton 2nd. Roll Call Vote: Trustee Stalcup: yes; Trustee Sutton: yes; Trustee Kowalczyk: yes.
- **JT Painting** – JT Painting provided a quote to paint the ceiling tiles and track, along with the walls of the scout room for the cost of \$1,380.00. Trustee Stalcup motioned to approve the quote. Trustee Sutton 2nd. Roll Call Vote: Trustee Stalcup: yes; Trustee Sutton: yes; Trustee Kowalczyk: yes.
- **ConsultNet Inc.** – ConsultNet Inc provided a quote to create a server application at the community building and make us a stand-alone unit for I.T. They also provided a quote to provide all our IT services as needed with a monthly monitoring and security cost, which will include things like software updates. The monthly cost will be \$74.00 per month. The transition to independent IT ability will be not-to-exceed \$5,045. Trustee Stalcup motioned to approve the quotes. Trustee Sutton 2nd. Roll Call Vote: Trustee Stalcup: yes; Trustee Sutton: yes; Trustee Kowalczyk: yes.

Executive Closed Session – No.

Trustee Stalcup makes motion to adjourn the open meeting at 8:00 pm. Trustee Sutton 2nds; motion carried unanimously.

Our Public Budget Hearing is: May 19, 2026 at 6:30 pm, with our next regular meeting immediately following.