SUMMERLAKES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 9, 2026

The meeting was called to order at 7:00 pm. Board members in attendance included David Harding, Harlan Davis, Frank Palenica, Syed Ali, Susan Meduga, Patricia Briley. Also in attendance was Mickie Speedy, Steve Lewis, Jeff Schmidt and Kristine Hocking (City Assistant Community Development Director).

Motion: By Davis, second by Meduga, to approve and accept the March minutes as submitted. Motion carried.

Motion: By Davis, second by Briley, to approve and accept the March financial report as submitted. Motion carried.

CITY DISCUSSION:

Tennis Courts - There is no existing PUD that shows the old tennis courts being removed. We need to clear this up with the City. The PUD can be amended by submitting an application to be reviewed by the Warrenville Plan Commission and the City Council.

Bridge - Kristine Hocking stated that the City is concerned about the state of the bridge over Continental Drive and its deterioration. Several options have been discussed: 1) Reconstructing the existing bridge with new wood, screws, nails, etc.; 2) Replace the bridge with a new structure; 3) Remove the bridge altogether, which would also have to include removal of the concrete abutments holding it in place. Harding stated that a decision would be made by the August meeting. An engineering firm will be sought to assess the bridge. Frank Palenica will call some prospects.

Ponds - A plan is needed to rejuvenate the ponds at Continental and its surrounding land. Prospective thoughts include dredging the pond (for which grants may be available through the City). Erosion solutions may include native plants rather than rip rap.

CLUBHOUSE BUSINESS:

Plumbing - ***Motion:*** By Palenica, second by Briley, to authorize additional expenditure for the plumbing work being done in the women's locker room, not to exceed $10,000. Motion carried.

Building Gutters - ***Motion:*** By Palenica, second by Davis, to accept the bid by D&M Home Improvements to replace the broken gutters and install additional snow rails on the Annex and Clubhouse buildings at a cost of $17,300. Motion carried.

Quickbooks has been reconciled through March 2026.

Plans for a Reserve Study on the buildings and grounds are in the works.

Adjournment: ***Motion:*** By Davis, second by Briley, to adjourn the meeting at 8:49 pm into Executive Session. Motion carried.