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

The meeting was called to order at 7:03 pm by President David Harding. Present was David Harding, Harlan Davis, Susan Meduga, Syed Ali, Patricia Briley, Mickie Speedy. Homeowners present included Jerry Sugrue and Steve Lewis.

HOMEOWNER COMMENTS:

Jerry Sugrue attended the meeting to express his concern regarding the House on Lakeview Drive that is being rented out as an Air B&B. He stated that the neighbors are also expressing concerns due to the legality, business, and activities that are taking place there. Through DuPage County it was discovered that the home is owned by Lakeview Rental Properties, LLC and not the owner listed at closing as the association was made to believe. David Harding will contact our attorney on the matter and short term rentals will be discussed going forward.

Steve Lewis recommended a $1.00 raise for any pool attendants who are officially certified as lifeguards.

It was also recommended that Just-In-Time Pools be charged $500. to repair the ground damage they did to the south side of the pool shed.

Steve Lewis also mentioned a plan to use the remaining cement blocks to make an access walkway to the pond for the fishermen.

SECRETARY REPORT:

Motion: By Harlan Davis, second by Patricia Briley, to approve the minutes of the June meeting as submitted. Motion carried.

FINANCIAL REPORT:

Motion: By Susan Meduga, second by Harlan Davis, to approve the June financial reports as submitted. Motion carried.

FACILITY STATUS:

Pool - Sunset Pools has yet to complete the requested work on the pool (broken ladder step, cracked tile, lift battery). There was a discussion to hold off on paying their bill or withhold $650.00 from the original amount of $6,000.

Motion: By Harlan Davis, second by Susan Meduga, to withhold payment to Sunset Pools until the work is completed or a new bill is received. Motion carried.

Locker Room - It was determined that further plumbing work will be needed in the women's locker room. The exact scope of work will be written up. Steve Lewis recommended that we use our own concrete company to do the digging and cement work this time, and also replace the round floor drains with trench drains. Plans and cost will be determined after the pool season closes.

BASKETBALL GYM - We will go ahead with using Arrow Electric Group for the replacement of the lights in the gym. We will have them evaluate the existing fans to see if they can be hardwired and/or repaired before going forward with purchasing new ones.

HOT TUB - The new heater for the spa is on order.

GUTTERS - Waiting for an updated order and installation.

PONDS - The estimate for Sediment Removal has been accepted. We are now awaiting a proposal for the repair of the fountain and electrical box.

BRIDGE - An assessment for the bridge is scheduled for July 30th by Structural Engineering.

COMPUTER ISSUES - Still waiting on the purchase of a new desk unit and lap top. Also we are still in need of getting the corrupted QuickBooks files corrected.

PICNIC - The picnic is planned for Sunday, July 10th from 1-5. The food, entertainment, and band have been booked. Working on getting donations from local businesses for raffle prizes, then just need to purchase the soda and water, and conjure up some volunteers to help the day of.

NEW BUSINESS:

Motion: By Susan Meduga, second by Harlan Davis, to approve the bid by Tree Monkeys for tree removal and trimming, at a cost of $5,200. Motion carried.

Plans are in process for developing the 2027 budget.

Patricia Briley has offered to research some insurance companies to hopefully find some better rates on our general liability/workman's comp policies.

ADJOURNMENT:

Motion: By Harlan Davis, second by Susan Meduga, to adjourn the meeting at 8:50 pm into Executive Session as needed. Motion carried.