SUMMERLAKES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 13, 2026

The meeting was called to order at 7:00 pm by David Harding (President). Board members present were David Harding, Fred Baker, Susan Meduga, and Patricia Briley. Homeowners present included Jerry Sugrue, Melanie Smith, Steve Lewis, Nancy Dunham, Alex Becerril, Eduardo Macias, and Christopher LaVallie.

HOMEOWNER COMMENTS:

- Questions and concerns were expressed by neighbors regarding a home that is running an AirB&B and whether short term rentals should be allowed.

Christopher LaVallie - Questions regarding short term rentals causing problems, concerns with rotation of people and not feeling safe; not knowing who is there. Squatters?

Melanie Smith - Expressed concerns with the excess parking on the streets, motorcycles, campers, and kids running around with no supervision. Stated how she appreciates the Board and Mickie for all they do for the association.

Nancy Dunham - Attended to observe and listen to try and figure out what is right and wrong with having this type of rental.

Steve Lewis - Would like to see all rentals banned. However, in this case, most of these short term rentals are families, for reunions, etc. They can be obnoxious but police do react if called. Stated that the property is in immaculate condition and taken are of better than other rentals.

Jerry Sugrue - Stated that the owner of this property owns 4 properties in Warrenville, none of them have licenses to run a business, ownership isn't listed under the correct name so who actually owns the house? Resident or Corporation?

Eduardo Macias - Owner of house. States that all rules of operating an AirB&B are followed, property kept maintained, security cameras are in use for monitoring activity, no more than six people can rent at one time, insurance needs to be kept on hand. He is asking SHA for approval to have short term rental.

- The City of Warrenville states that a lease is considered 30 days or more, while a rental is considered under 30 days. Currently there is nothing in the SHA declarations that restricts short term rentals. This issue will be discussed further among the Board of Directors and the SHA attorney before any decisions are made.

SECRETARY REPORT:

Motion: By Meduga, second by Briley, to approve the July meeting minutes as submitted. Motion Carried.

FINANCIAL REPORT:

Motion: By Meduga, second by Briley, to approve the July financial report as submitted. Motion carried. The 2027 budget will be discussed. The 2025 audit was unable to be completed due to discrepancies in the number of accounts QuickBooks is showing.

POOL:

Steve Lewis recommended that we hire Just In Time Pools to do the end of season closing on the pool rather that Sunset Pools, as they still have not completed the work that was requested at the beginning of the opening. The Health Department was out and inspection of pool was good.

Motion: By Baker, second by Briley, to approve the estimate for $3,450 by JIT for the closing of the pool at season's end. Motion carried.

Locker Rooms - Bids for remainder of plumbing and concrete work in women's locker room.

HOT TUB:

The new heater has been installed. There is a leak in one of the pipes which will need repair, then JIT will call the state for final inspection.

SHA FAMILY PICNIC:

The day went well, beautiful weather, good food, good music, but the attendance was very low this year. Thank you's were mailed out to all the vendors who participated in person/ and or donated prizes for our raffles. Future activities are on hold for now.

BUILDING UPDATES:

The gym lights have been approved and the installer is getting us on the schedule.

The gutters have been replaced and the snow guards for the roof will be installed within the next couple of months.

PONDS:

The fountain and electrical box will be assessed and repaired as needed.

Steve Lewis has a plan for a path to the large pond by the clubhouse using concrete slabs left over from the pool replacement.

Motion: By Baker, second by Meduga, to accept the bid for $1,300 by AV Concrete to install the pathway to the pond. Motion carried, pending on a plan drawing to be submitted by Lewis.

BRIDGE:

An assessment was completed on the bridge in late July and we are still waiting for the results to determine our next steps.

ADJOURNMENT:

Motion: By Baker, second by Briley, to adjourn the meeting into Executive Session at 8:41 pm Motion carried.