

SUMMERLAKES HOMEOWNERS' ASSOCIATION
BOARD MEETING - DECEMBER 12, 2024

The meeting was called to order at 6:03 pm.

Board Members Present: Trisha Sowatske, Harlan Davis, Fred Baker, Adam Rispens, Steve Lewis, Jeanne Tassotto. Also present: Mickie Speedy, David Harding.

Motion: By Harlan Davis, seconded by Fred Baker to approve the November minutes as presented. Motion carried.

Motion: By Steve Lewis, seconded by Harlan Davis to approve the November financial statement as presented. Motion carried.

Treasurer Fred Baker reported that upon further research we are not required to file BOIR (Beneficial Owner Information Report) forms.

2025 Proposed Budget:

The updated budget was presented. ***Motion:*** to approve the changes was made by Steve Lewis, seconded by Jeanne Tassotto. Motion carried. Copies will be sent to homeowners with the year end statements and coupons and budget will be approved at the next meeting.

Motion: By Jeanne Tassotto, second by Harlan Davis, to appoint David Harding to fill one of the vacant Board seats for a one year term. Motion carried.

Collections:

M. Speedy reported that 30 collection notices had been sent out to delinquent accounts and has gotten many positive responses. Those still in arrears will be turned over to our law firm for further action.

Architecture & Maintenance Committee:

Bridge - Steve Lewis reported that he had gotten a bid for the City mandated repairs to our bridge. He will seek additional bids and report back in January.

Garage Heater - Steve also requested a heater for the large garage to help keep the tractor from freezing up in winter. ***Motion:*** By Fred Baker, second by Jeanne Tassotto to purchase a heater for the garage. Motion carried with one Nay vote.

Pond: - Shrubs and scrub brush has been cleared from Continental pond. We have questions concerning both causes for adverse event this summer and our legal liabilities concerning fish in this pond.

Clubhouse:

The State of Illinois has changed requirements for the hot tub use. This will require additional inspections of the main drains and other items. As a result the hot tub will be closed for about 6 months and will cost over \$6,000 to get the needed permit to operate.

Motion: By Adam Rispens, second by Steve Lewis, to allocate \$6400. to cover the hot tub expenses. Motion carried.

Board Officer Election:

President - Adam Rispens

Vice-President - Harlan Davis

Treasurer - Fred Baker

Secretary - Jeanne Tassotto

Steve Lewis and David Harding will serve as Directors.

Meeting adjourned to Executive Session at 7:10 pm to discuss personnel issues.