

MASTER PROPERTY OWNERS ASSOCIATION, INC.
FOR THE WONDER LAKE, ILLINOIS AREA
7602 Hancock Drive
Wonder Lake, Illinois 60097
815-653-1000

AGENDA

TO: Directors, Delegates, Association Presidents & Secretaries, Commission Chairpersons, and other active MPOA members.

SUBJECT: **Call to the meeting** of the Directors of the Master Property Owners Association, Inc., for **Wednesday, November 8th, 2023**, in the MPOA Office, 7602 Hancock Drive, Wonder Lake, IL. Meeting to follow the September Convention of Delegates.

- I. Roll Call - Establish Quorum
- II. Discussion & Approval of Minutes of Previous Meeting of October 11, 2023
- III. Treasurer's Report
 1. 2023 Financials
- IV. Communications.
 - A. Correspondence
 - B. Public Comments
 - C. Officer's Report
 - D.
 1. Lakebottom parcel Status
 - E. Lake Manager (Stowe)
- V. Committee Reports
 - A. Building Committee
 - B. Budget Committee Strategy Meeting Scheduled for November 18, 2023-9:00 AM(Tom Cooper)
- VI. Commission Reports
 - A. Lake Use/Water Safety Commission. (Dennis Gallo)
 - B. Finance/Budget Commission. (Tom Cooper)
 - C. Lake Maintenance Commission. (Tom Cooper)
 1. West Sluice Gate Rod Repair - Status
 - D. Conservation Commission. (Dennis Gallo)
 1. Wonder Lake Sportsman's Club
 - E. Wetlands/Watershed Commission. (Hilton)
 1. Merchant Creek/Thompson Rd. Property Updates
 - a. Seeding and panting of trees/bushes on WL Islands (Nichols)
 - F. Following Commissions as Needed:
 1. Arbitration Committee. (Art Stoike)
 2. Insurance Commission-Dick Hilton/Tom Cooper
 3. Membership Commission. (Tom Cooper)
 4. By-laws Commission (Mark Nichols)
 - a. Review of By Laws-Status
 - b. Rules & Regulations Subcommittee. (Sue Draffkorn)
- VII. Organizational Activities & Events
 1. Wonder Lake Sportsman's Club-Gallo
 2. Wonder Lake Water Ski Show Team
 3. Wonder Lake Yacht Club-Gallo
 4. Snowmobile Organization
 5. Wonder Lake Community Club-Nichols
- VIII. Unfinished Business
 - A. MPOA Fund Raising Options (Dam Reserve Fund/Maintenance Dredging)
 - B. Wonder Lake-Future Maintenance/Capital Improvement Plans & Funding-Finance Com
 - C. Management & Maintenance Staffing Needs
 - D. Investigation Regarding Sediment Sales - Status
 - E. Village of Wonder Lake (VWL)/No. IL. University Study-Update
- IX. New Business
- X. Directors'/Officers' Comments
- XI. Next Meeting – December 13, 2023, 7:00PM
- XII. Adjournment

UNAPPROVED MINUTES
MASTER PROPERTY OWNERS' ASSOCIATION
DIRECTORS' MEETING
October 11th, 2023

President Richard Hilton called the meeting to order at 7:00 p.m.

- I. Roll Call by Secretary Brad Dennison to Establish Quorum. Of total 69 votes, 49 votes present; all are eligible to vote; Quorum of 50% established, M.P.O.A. audiotaped meeting. Officers in attendance: President, Richard Hilton; 1st VP, Dennis Gallo; ~~2nd Vice President Mark Nichols~~; Secretary, Brad Dennison; Treasurer, Tom Cooper; Staff Present: Lake Manager, Randy Stowe. Recorder: Lance Kennedy.
- II. Approval of Minutes from September 13th; MOTION by Director T. Cooper (SH); there was a second by Director D. Gallo (WW) to approve the minutes; By voice vote: All in favor, none opposed. **MOTION CARRIED 49-0.**
- III. Treasurer's Report – (T. Cooper) – See financials distributed.
- IV. Communications –
 - A. Correspondence – See attached handout for Fall Fest October 28, 2023, starting at 3pm, bonfire at dusk.
 - B. Public Comments – NONE.
 - C. Officer's Report – NONE.
 - D. Lake Bottom Parcel Status – Under review of attorney.
 - E. Lake Manager Report – (R. Stowe) – Report will be available on-line at M.P.O.A. website. See attached report.
- V. Committee Reports –
 - A. Building Committee – Has not met yet.
 - B. Budget Committee Report from 9/30/2023 – (T. Cooper) – Met at end of September / looking into long-term dam reserve fund. Next meeting Saturday November 18th, 2023 at 9am.
- VI. Commission Reports –
 - A. Lake Use / Water Safety Commission – (D. Gallo) –
Volunteers clearing / cleaning islands. New plants are coming with \$5,000- grant funds.
Eight hundred plus bass have been stocked.
Twenty plus boats participated in Bass Derby.
All buoys have been removed, exercise caution.
October 21st, 2023, hunting season begins.
November 16th, 2023, Sportsman's Club raffle at Alibi Pub and Grill from 7 – 9pm.
 - B. Finance / Budget Commission (T. Cooper) – See Treasurers Report and Committee Report.
 - C. Lake Maintenance Commission (T. Cooper) – Lake Maintenance Commission (T. Cooper) –
East Wingwall Repair – Has been completed.
West Sluice Gate – Has been delayed due to weather. To be reviewed during dam inspection.
 - D. Conservation Commission (D. Gallo) –
 1. Wonder Lake Sportsman's Club – See Lake Use / Water Safety Commission Report.
 - E. Wetlands / Watershed Commission – (D. Hilton) –
 1. Merchant Creek / Thompson Road Property Updates – No updates currently.
 - A. Seeding and planting of trees (M. Nichols) – Seeding to start in two weeks. Seed mats will be used.
 - F. Following Commissions as Needed –
 1. Arbitration Committee – (A. Stoike) – NONE.
 2. Insurance Commission – (D. Hilton / T. Cooper) – NONE.
 3. Membership Commission – (T. Cooper) – NONE.
 4. By-Laws Commission – (M. Nichols) – NONE.
 - a. Review of By-Laws – Status – NONE.
 - b. Rules and Regulations Subcommittee – (Sue Draffkorn) – NONE.