

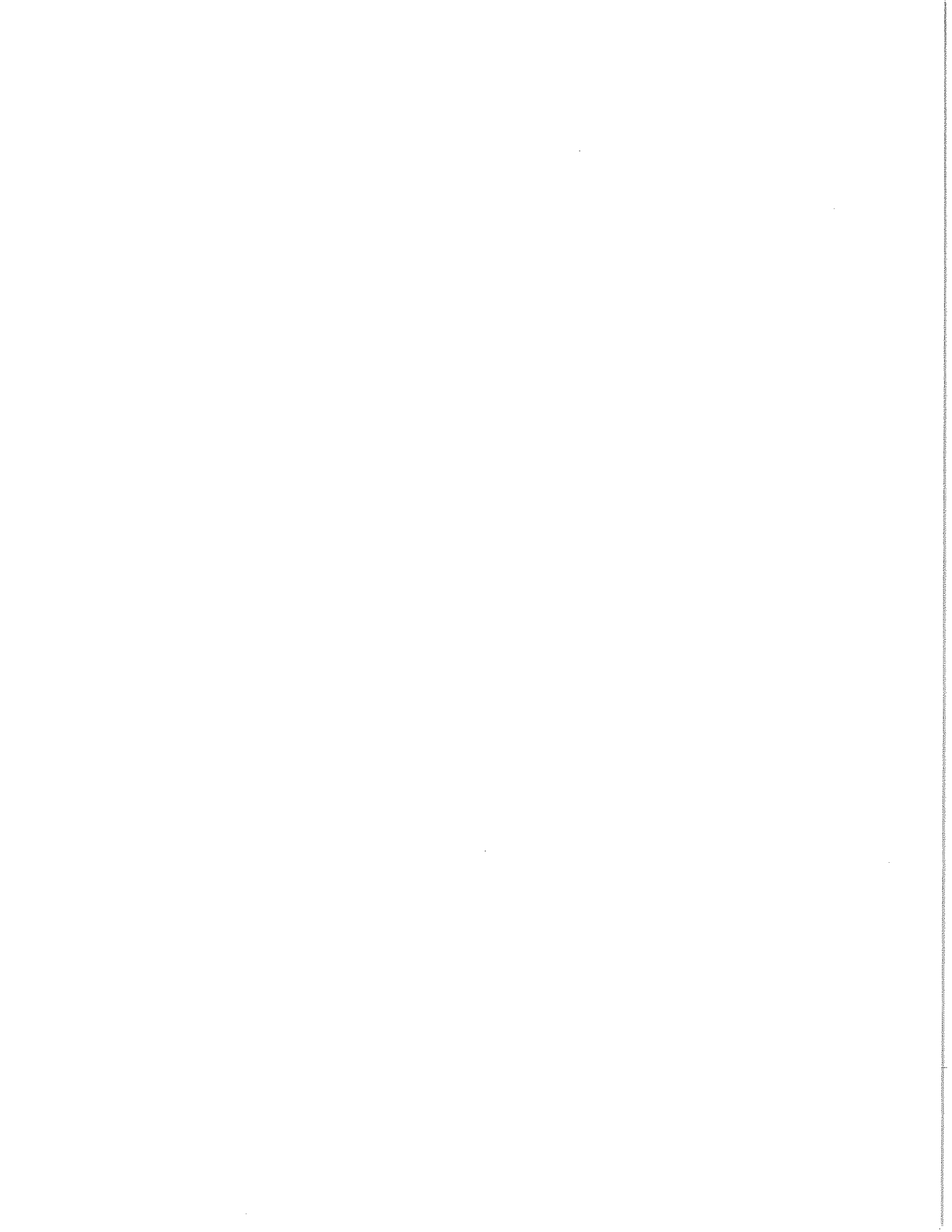
MASTER PROPERTY OWNERS' ASSOCIATION, INC.  
FOR THE WONDER LAKE, ILLINOIS AREA  
7602 Hancock Drive  
Wonder Lake, Illinois 60097  
815-653-1000

**AGENDA**

TO: Directors, Delegates, Association Presidents & Secretaries, Commission Chairpersons, and other active M.P.O.A. members.

SUBJECT: **Call to the meeting** of the Directors of the Master Property Owners Association, Inc., for  
**Wednesday, December 13, 2023**, in the MPOA Office, 7602 Hancock Drive, Wonder Lake, IL.

- I. Roll Call - Establish Quorum
- II. Discussion & Approval of Minutes of Previous Meeting of November 8, 2023
- III. Treasurer's Report
  - I. 2023 Financials
- IV. Communications.
  - A. Correspondence
    1. Collection of Newspaper Articles (Hilton)
  - B. Public Comments
  - C. Officer's Report
  - D.
    1. Lakebottom parcel Status
  - E. Lake Manager (Stowe)
- V. Committee Reports
  - A. Budget Committee Strategy Meeting Scheduled for January 20, 2024-9:00 AM (Tom Cooper)
- VI. Suspension of Commission Reports to January 2024, **VOTE**
- VIII. Unfinished Business
  - A. Appoint John Kunzer as MPOA Secretary to complete term vacated by Brad Dennison (Hilton) **VOTE**
- IX. New Business
  - A. Passing the Gavel Forward (Hilton)
- X. Directors'/Officers' Comments
- XI. Next Meeting – January 10, 2024, 7:00PM
- XII. Adjournment



UNAPPROVED MINUTES  
MASTER PROPERTY OWNERS' ASSOCIATION  
DIRECTORS' MEETING  
NOVEMBER 8th, 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, 41 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; ~~2<sup>nd</sup> Vice President Mark Nichols~~; Secretary, Brad Dennison; Treasurer, Tom Cooper; Staff Present: Lake Manager, Randy Stowe. Recorder: Lance Kennedy.
- II. Approval of Minutes from October 11<sup>th</sup>; MOTION by Director J. Naatz (SRA); there was a second by Delegate J. Mindak (DSW) to approve the minutes; By voice vote: All in favor, none opposed. **MOTION CARRIED 41-0.**
- III. Treasurer's Report – (T. Cooper) – No report at this time.
- IV. Communications –
  - A. Correspondence – NONE.
  - 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 18<sup>th</sup>, 2023, at 9am.
- VI. Commission Reports –
  - A. Lake Use / Water Safety Commission – (D. Gallo) – Hunting season has begun.
  - B. Finance / Budget Commission – (T. Cooper) – See Treasurers Report and Committee Report.
  - C. Lake Maintenance Commission – (T. Cooper) –
    - West Sluice Gate – Has been delayed due to weather. To be reviewed during dam inspection. See Lake Manager Report.
  - D. Conservation Commission – (D. Gallo) –
    1. Wonder Lake Sportsman's Club – November 16<sup>th</sup>, 2023, Meat Raffel at Alibi's.
  - E. Wetlands / Watershed Commission – (D. Hilton) –
    1. Merchant Creek / Thompson Road Property Updates – No updates currently.
      - A. Seeding and planting of trees (M. Nichols) – Foot bridge has been graded and seeded.
  - F. Following Commissions as Needed –
    - Insurance Commission – (D. Hilton / T. Cooper) – Insurance costs should be updated in January or February 2024. Those figures are not known at this time.
- VII. Organizational Events –

Wonder Lake Community Club – (M. Nichols) – Fall Fest October 28, 2023, VERY SUCCESSFUL, around 600 to 700 people attended. Next event December 2nd, 2023, M.P.O.A. Office – Santa comes to Wonder Lake. There will also be a tree lighting ceremony.
- VIII. Unfinished Business –
  - A. M.P.O.A. Funding Raising Options (Dam Reserve Fund/Maintenance Dredging) – NO UPDATE.
  - B. Wonder Lake Future Maintenance / Capital Improvement Plans & Funding – NO UPDATE.
  - C. Management and Staffing Needs – NO UPDATE.
  - D. Investigation Regarding Sediment Sales – See Lake Manager Report.
  - E. Village of Wonder Lake University Study – Draft form presented to Village of Wonder Lake for under review. Revisions are in process of being made.
- IX. New Business – NONE.
- X. Directors / Officers Comments – Leaf pickup for Wonder Lake (Village and Township) scheduled for November 13, 2023.

XI. Next Meeting – December 13th, 2023, at 7:00pm.

XI. Adjournment. MOTION to adjourn by Director B. Dennison at 7:33 pm second by Director R. Schwerdtfeger (DSWCC). By voice vote: All in favor, none opposed. **MOTION CARRIED 41-0.**

Transcribed by: Lance Kennedy, Recorder Brad Dennison, Secretary

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