

MASTER PROPERTY OWNERS ASSOCIATION, INC.
FOR THE WONDER LAKE, ILLINOIS AREA

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

SUBJECT: Meeting Agenda of the Directors of the Master Property Owners Association, Inc., for **Wednesday, February 14, 2024**, in the MPOA Office, 7602 Hancock Drive, Wonder Lake, IL at 7:00PM.

AGENDA

- I. Call to Order
- II. Roll Call - Establish Quorum
- III. Discussion & Approval of Minutes of Previous Meeting of January 10, 2024
- IV. Treasurer's Report
 - a. 2023 Financials
- V. Communications
 - a. Correspondence
 - b. Public Comments
 - c. Officer's Report
 - i. Lakebottom parcel Status
 - d. Lake Manager (Stowe)
- VI. Committee/Commission Reports
 - a. Committees
 - i. Building Committee
 - ii. Finance/Budget Committee (Tom Cooper)
 1. Strategy Meeting Scheduled for February 17, 2024-9:00 AM
 2. Reviewing 2025 Budget
 3. Reviewing MPOA Fund Raising Options (Dam Reserve Fund/Maintenance Dredging)
 - a. Recommendation to Insurance Commission to research catastrophic coverage options.
 4. Wonder Lake-Future Maintenance/Capital Improvement Plans and Funding
 - b. Commissions
 - i. Lake Use and Water Safety (Gallo)
 - ii. Lake Maintenance (Cooper)

1. West Sluice Gate Repair
 - a. Engineer involved in rebuilding the structure from the 80's is reviewing what we've gathered.
 2. Management and Maintenance Staffing Needs
 3. Investigation regarding sediment sales.
 - iii. Conservation Commission (Gallo)
 - iv. Wetlands/Watershed Commission (Hilton)
 - v. Arbitration Commission (Stoike)
 1. Consider Closing this commission
 - vi. Insurance (Hilton/Cooper)
 1. Information will be made available if received in time for the meeting.
 2. Consider the appointment of Dick Hilton as Chair.
 3. Task with review of dam insurance options - See budget committee notes above.
 - vii. Membership (Cooper)
 - viii. By-laws (Nichols)
 - ix. Technology and Communications (Kunzer)
 1. Membership
 - c. Organizational Activities and Events
 - i. Wonder Lake Sportsman's Club (Gallo)
 1. Ice Fishing Derby
 - ii. Wonder Lake Water Ski Show Team
 - iii. Wonder Lake Yacht Club (Gallo)
 - iv. Snowmobile Organization
 1. Radar Run.
 - v. Wonder Lake Community Club (Nichols)
 - vi. Fireworks Commission
 1. Nex meeting is February 20th at 7PM
- VII. Unfinished Business
- a. Village of Wonder Lake (VWL)/No. IL. University Study
 - b. Annexation
- VIII. New Business
- a. Directors'/Officers' Comments
 - b. Next Meeting – **March 13, 2024, 7:00PM**
- IX. Adjournment

UNAPPROVED MINUTES
MASTER PROPERTY OWNERS' ASSOCIATION
DIRECTORS' MEETING
JANUARY 10th, 2024

- I. President Brad Dennison called the meeting to order at 7:02 p.m.
- II. Roll Call by Secretary John Kunzer to Establish Quorum. Of total 69 votes, 46 votes present; all are eligible to vote; Quorum of 50% established, M.P.O.A. audiotaped meeting. Officers in attendance: President, Brad Dennison; 1st VP, Dennis Gallo; 2nd Vice President Mark Nichols; Secretary, John Kunzer; Treasurer, Tom Cooper
Staff Present: Lake Manager, Randy Stowe. Recorder: Lance Kennedy.
- III. Approval of Minutes from DECEMBER 13TH, 2023; MOTION by Director V. Vogel (WC); there was a second by Director D. Gallo (WW) to approve the minutes; By voice vote: All in favor, none opposed. **MOTION CARRIED 46-0.**
- IV. Treasurer's Report – (T. Cooper) – No report at this time.
- V. Communications –
 - A. Correspondence – NONE.
 - B. Public Comments – NONE.
 - C. Officer's Report – NONE.
 - I. Lake Bottom Parcel Status – Under review of attorney. See attached documentation.
 - D. Lake Manager Report – (R. Stowe) – Report will be available on-line at M.P.O.A. website. See attached report.
- VI. (A) Committee Reports –
 - I. Building Committee – Has not met yet.
 - II. Finance / Budget Committee – (T. Cooper)
 1. Strategy meeting scheduled for January 20, 2024 – 9:00am M.P.O.A. Office
 2. M.P.O.A. Fund Raising Options (Dam Reserve Fund / Maintenance Dredging)
 3. Wonder Lake – Future Maintenance / Capital Improvement Plans and Funding - Finance

(B) Commissions –

 - I. Lake Use and Water Safety – (D. Gallo) – Use extreme caution on ice. Should be eight inches thick for safety.
 - II. Lake Maintenance – (T. Cooper)
 1. West Sluice Gate – Under review / review in Spring.
 2. Management and Maintenance Staffing Needs – Under review
 - III. Conservation Commission – (D. Gallo) – Waterfowl season ending shortly.
 - IV. Wetlands / Watershed Association – (D. Hilton) – N.W.A. volunteers are doing a salt study for Wonder Lake.
 - V. Arbitration Commission – (A. Stoike) – NONE.
 - VI. Insurance – (D. Hilton / T. Cooper) – Information will be made available when received.
 - VII. Membership – (T. Cooper) – NONE.
 - VIII. By-Laws – (M. Nichols) – NONE.

(C) Organizational Events –

 - I. Wonder Lake Sportsmen Club (D. Gallo) – Ice Fishing Derby to be held on February 4th with a back-up date of February 18th in case of no ice. Should there be no ice on either date Albi will be the destination.
 - II. Wonder Lake Ski Team Show – NONE.
 - III. Wonder Lake Yacht Club – NONE.
 - IV. Snowmobile Organization – NONE.
 - V. Wonder Lake Community Club – Fireworks meeting January 16th, 2024, at M.P.O.A. Office. Community Club looking into having farmers market during summer months.
- VII. Unfinished Business –
 - A. Investigation regarding sediment sales – Soil sales under review.
 - B. Village of Wonder Lake / University Study – Under review.

VIII. New Business –

- A. Consideration of a Technology and Communication Committee or Commission -

MOTION by Director R. Hilton (WS); there was as second by Director J. Naatz (SRA) to create a technology commission chaired by John Kunzer.

By voice vote: All in favor, none opposed. **MOTION CARRIED 46 YES – 0 NO.**

- B. Directors' / Officers' Comments – Richard Hilton thanked all who attended the December meeting and made it a special day to be remembered by all.
C. Next meeting – February 14th, 2024, at 7:00pm, M.P.O.A. Office.

- IX. Adjournment. MOTION to adjourn by Director T. D. Hilton (WS) at 8:02 pm second by Director R. Gerhardt (WOB). By voice vote: All in favor, none opposed. **MOTION CARRIED 53-0.**

Transcribed by: Lance Kennedy, Recorder John Kunzer, Secretary
