

# Wonder Lake

Master Property Owners Assn.

## 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, December 11, 2024**, in the MPOA Office, 7602 Hancock Drive, Wonder Lake, IL at 7:00PM.

[To join the meeting via Zoom please click this link.](#)

### AGENDA

- I. Call to Order
- II. Roll Call - Establish Quorum
- III. Discussion & Approval of Minutes of Previous Meetings of November 13, 2024
- IV. Treasurer's Report
  - a. Quarterly report
- V. Communications
  - a. Correspondence
  - b. Public Comments
  - c. Officer's Report
  - d. Lake Manager (Stowe)
  - e. Communications Manager (Ann Freeman)
- VI. Committee/Commission Reports
  - a. Committees
    - i. Building Committee (No longer on hold)
    - ii. Finance/Budget Committee (Tom Cooper)
    - iii. Committee to recognize Rayne Gerhardt's service to the MPOA (Dennis)
  - b. Commissions
    - i. Lake Use and Water Safety (Gallo)
    - ii. Lake Maintenance (Cooper)
    - iii. Conservation Commission (Gallo)
    - iv. Wetlands/Watershed Commission (Hilton)
    - v. Insurance (Hilton)
    - vi. Membership (Cooper)

- vii. By-laws (Nichols)
- viii. Technology and Communications (Freeman/Kunzer)
  - 1. Consider the Official Thank you to AV equipment donors (Attached)
- c. Organizational Activities and Events
  - i. Wonder Lake Water Ski Show Team (O'Brien) - **Tabled until May**
  - ii. Wonder Lake Yacht Club (O'Brien) - **Tabled until May**
  - iii. Snowmobile Organization
  - iv. Wonder Lake Community Club
  - v. Village Update (Hilton)
  - vi. Fireworks Commission
  - vii. Lions Club (Kowalski)
- VII. Unfinished Business
- VIII. New Business
  - a. Directors'/Officers' Comments
  - b. Next Meeting – **January 8, 2024, 7:00PM**
- IX. Adjournment

UNAPPROVED MINUTES  
MASTER PROPERTY OWNERS' ASSOCIATION  
DIRECTORS' MEETING  
NOVEMBER 13th, 2024

- I. President Brad Dennison called the meeting to order at 7:00 p.m.
- II. Roll Call by Secretary John Kunzer to Establish Quorum. Of total 72 votes, 47 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; Secretary, John-Kunzer; Treasurer, Tom Cooper  
Staff Present: Lake Manager, Randy Stowe. Recorder: Lori Wienrich.
- III. Discussions and Approval of Minutes from September 25<sup>th</sup>, 2024 and October 9<sup>th</sup>, 2024; Motion to approve minutes from the September 25<sup>th</sup> and October 9<sup>th</sup>, 2024<sup>th</sup> meetings by T. Cooper, seconded by D. Hilton. Unanimous voice vote to approve minutes. **MOTION CARRIED 47-0.**
- IV. Treasurer's Report – (T. Cooper) – See attached
- V. Communications –
  - a. Correspondence – V. Vogel submitted \$5000 check from Wonder Center POA to the Lake Preservation Fund.
  - b. Public Comments – NONE
  - c. Officer's Report – B. Dennison
    - i. 70" television and Owl camera has been donated by Chris Wilson and a 50" television has been donated by Ray O'Brien to the MPOA. MPOA is very thankful for these donations.
  - d. Lake Manager Report – (R. Stowe) - Please see attached report.
    - i. Louisette Ness, McHenry County Board Member, was able to secure \$7500 from the County towards USGS stream gauge.
    - ii. The dam inspection was good except for the bent sluice gate that will be corrected in the future.
    - iii. The burning of the lake sediment will take place as soon as weather permits.
  - e. Communications Manager (Ann Freeman)
    - i. Brad Dennison announced the new text/phone system by the VWL to receive announcements and notices of events, Lake closing etc. Sign up can be done on the VWL website.
- VI. (A) Committee/Commission Reports
  - a. Committees
    - i. Building Committee – (T. Cooper)
      1. The VWL is no longer interested in the use of the MPOA building.
      2. MPOA is looking for volunteers and donations to help with the renovations needed to the MPOA offices.
    - ii. Finance / Budget Committee – (T. Cooper) NONE
    - iii. Committee to recognize Rayne Gerhardt's service to the MPOA. (D. Gallo)
      1. MPOA will be honoring Rayne Gerhardt with a metal plaque on a large boulder to be placed in front of the MPOA building. The plaque will have Rayne's picture on it. The committee will be considering a budget for this. Any volunteers and or donations will be accepted.
- (B) Commissions –
  - i. Lake Use and Water Safety – (D. Gallo)
    1. Buoys removed on October 19<sup>th</sup>, 2024. Thank you to all of the volunteers who helped.
  - ii. Lake Maintenance – (T. Cooper) NONE
  - iii. Conservation Commission – (D. Gallo) –
    1. Fish shocking below the dam netted 635 game fish. Great turnout.
    2. Meat raffle being held November 16<sup>th</sup>, 2024 at the Alibi Pub from 2-5 pm. Tickets are \$5.00 per book.
    3. Ice fishing derby to be held on February 2<sup>nd</sup>, 2025, with February 16<sup>th</sup>, 2025 as a backup date if needed.
  - iv. Wetlands / Watershed Association – (D. Hilton) –
    1. Merchant Creek updates are continuing.
    2. Still no de-annexation of Thompson Road property to VWL.
  - v. Insurance – (D. Hilton) –
    1. The search for additional insurance company quotes continues. Meeting again next week.
  - vi. Membership – (T. Cooper) – NONE.

- vii. By-Laws – (J. Kunzer)
  - 1. M. Nichols stepping down from his position of chairman.
  - 2. Motion by J. Kunzer to appoint Ray O’Brien to the chairman position. 2<sup>nd</sup> by R. Schwedteger. Approval by voice vote was unanimous, **47-0. MOTION CARRIED.**
- viii. Technology and Communications – (J. Kunzer) –
  - 1. Committee is working on accepting credit cards for the sale of decals and updating the technology and procedures of the office.

(C) Organizational Events –

- i. Wonder Lake Sportsmen Club – (D. Gallo) – NONE.
- ii. Wonder Lake Ski Team Show – (R. O’Brien)
  - 1. “Stuff the Ski Trailer” event was a success. Over \$1500 worth of food donated for our local food pantry.
  - 2. Ski Team’s season is over for the year and has been tabled until May 2025.
- iii. Wonder Lake Yacht Club – (R. O’Brien) –
  - 1. Yacht Club is done for the season and has been tabled until May 2025.
- iv. Snowmobile Organization – NONE.
- v. Wonder Lake Community Club – (D. Hilton)
  - 1. Motion to approve the use of the MPOA office for the Small Business event on November 30<sup>th</sup>, 2024, pending staffing, by R. O’Brien and 2<sup>nd</sup> by J.KUNZER. Motion approved by unanimous voice vote **47-0. MOTION CARRIED.**
- vi. Village Update – (D. Hilton)
  - 1. Water company is doing in house hiring.
  - 2. Village approved water plans which are now out for their final approval.
- vii. Fireworks Commission – (D. Gallo) NONE
- viii. Lions Club (Kowalski) –
  - 1. Lion’s Club Christmas Party to be held December 9th, 2024. Please bring a non-perishable donation for the food pantry.
  - 2. Bell ringer volunteers are needed at the Jewel in McHenry on November 22<sup>nd</sup>, 2024
  - 3. Three scholarships were given out for MCC, as well as hearing aids and glasses.
  - 4. Anyone in need of hearing aids or glasses please contact the Lions Club for assistance.

VII. Unfinished Business – NONE.

VIII. New Business –

- a. Directors’ / Officers’ Comments – NONE
- b. Next meeting – November 13<sup>th</sup>, 2024, 7:00pm at M.P.O.A. Office.

X. Adjournment. MOTION to adjourn by R. O’Brien at 8:03 pm second D. Hilton. By voice vote: All in favor, none opposed. **MOTION CARRIED 47-0.**

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Transcribed by: Lori Wienrich, Recorder      John Kunzer, Secretary

# Wonder Lake

Master Property Owners Assn.

DRAFT

12/11/24

Chris Wilson  
[Need Address]

Dear Chris,

On behalf of the Wonder Lake MPOA, I want to extend our deepest gratitude for your generous donation of the extra-large screen and the OWL camera. These thoughtful contributions have already begun transforming the way we conduct our directors' and committee meetings, allowing us to connect and collaborate more effectively in an online setting.

Your support has brought us closer to achieving a more open, inclusive, and convenient way to engage with our members. The new technology is not only a practical improvement but also a testament to your commitment to enhancing our community.

Thank you once again for your generosity and for helping make our HOA a better place to live and work together.

Warm regards,

Brad Dennison on behalf of the MPOA Board of Directors

# Wonder Lake

Master Property Owners Assn.

DRAFT

12/11/24

Ray O'Brien  
[Need Address]

Dear Ray,

On behalf of the Wonder Lake MPOA, we want to sincerely thank you for your generous donation of the large-screen TV and mounting bracket. This addition is a fantastic enhancement to our meeting space and will ensure that everyone has a clear view of presentations and discussions during our gatherings.

Your thoughtful contribution will undoubtedly serve many purposes beyond our directors' meetings, opening up possibilities for other community uses as well. It's wonderful to have members like you who help strengthen our neighborhood in meaningful ways.

Thank you again for your support and generosity. It is truly appreciated and will benefit us all.

Warm regards,

Brad Dennison on behalf of the MPOA Board of Directors