

# 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, April 9, 2025**, in the MPOA Office, 7602 Hancock Drive, Wonder Lake, IL at 7:00PM.

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

Meeting ID: 847 491 4818

### **AGENDA**

- I. Call to Order
- II. Roll Call - Establish Quorum
- III. Discussion & Approval of Minutes of Previous Meetings of March 12, 2025
- IV. Treasurer's 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) -  
TABLE UNTIL SPRING FOR A BOULDER.
  - b. Commissions
    - i. Lake Use and Water Safety (Gallo)
    - ii. Lake Maintenance (Cooper)
      1. Dam repair funding and timing.
    - iii. Conservation Commission (Gallo)
    - iv. Wetlands/Watershed Commission (Hilton)

- v. Insurance (Hilton)
  - vi. Membership (Cooper)
  - vii. By-laws (O'Brien)
  - viii. Technology and Communications (Freeman/Kunzer)
- 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. Thank you to John Tolini.
  - b. MPOA Action vs the Estate of TP Matthews
  - c. Directors'/Officers' Comments
  - d. Next Meeting – **May 14, 2025, 7:00PM**
- IX. Adjournment

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UNAPPROVED MINUTES  
MASTER PROPERTY OWNERS' ASSOCIATION  
DIRECTORS' MEETING MARCH 12<sup>TH</sup>, 2025

- I. President Brad Dennison called meeting to order at 7:00 p.m.
- II. Roll Call by Secretary John Kunzer to establish Quorum. Total of 72 votes, 55 votes are present; all are eligible to vote. Quorum of 70% established, M.P.O.A. audiotaped meeting. Officers in attendance: President, Brad Dennison, 1<sup>st</sup> VP, Dennis Gallo, 2<sup>nd</sup> VP, Mark Nichols; Secretary, John Kunzer; Treasurer, Tom Cooper. Staff present: Lake Manager, Randy Stowe.
- III. Discussions & Approval of Minutes of Previous Meetings of January 8, 2025, and February 12, 2025. Motions to approve minutes from January 8, 2025 and February 12, 2025 by D. Hilton, seconded by S. Erickson. Unanimous voice vote to approve both January and February minutes. **MOTIONS CARRIED 55-0.**
- IV. Treasurer's Report (T. Cooper)– CPA is still in possession of books, so report on hold.
- V. Communications
  - a. Correspondence - NONE
  - b. Public Comments – Rick Behrent spoke about his running for Wonder Lake Fire Department Board and relationship between WLFD and MPOA.. Beth Matthews spoke regarding the Matthew's lawsuit costs for all involved. Should be added to April agenda for discussion. Question regarding sediment sales will be revisited later in this meeting. Budget question to be discussed later in the meeting.
  - c. Officer's Report - NONE
  - d. Lake Manager (Stowe) -SEE ATTACHED REPORT. Received IDNR approval to take down 25 more cormorants this year. Scientific permit for shocking of fish set for March 15<sup>th</sup>, 2025. Still working on sediment sales.
  - e. Communications Manager (A. Freeman) - NONE
- VI. Committee/Commission Reports
  - a. Committees
    - i. Building Committee – (T. Cooper) No meeting has been scheduled
    - ii. Finance/Budget Committee (T. Cooper) Time to move the budget.
    - iii. Committee to recognize Rayne Gerhardt's service to the MPOA (Dennis Gallo) Tabled until the spring when a search for the necessary boulder begins.
  - b. Commissions

- i. Lake Use and Water Safety (D. Gallo) Buoy placement will be May 3<sup>rd</sup>, 2025. Decal sales for 2024 discussed. 2025 decals have been ordered. Decals are a huge profit maker and helps cover the insurance costs. Discussion of use and costs of WLPD for the lake. Suggestion given to join the committee for more information and input.
- ii. Lake Maintenance (T. Cooper) The project of dam repairs will be approximately \$144,000.00 and are ready to start this spring and are agreeing to maintain the price. All has already been approved. Preparations will be made for work area with an installation of buoys. Still trying to sell lake sediment in bulk to local companies. There have been no good offers. All testing of sediment complete. Sediment will still need to be screened. Volunteers are welcome, as well as donations. 350,000 yards are available.
- iii. Conservation Commission (D. Gallo) The Ice Fishing Derby had a great turnout this year. We obtained another IDNR permit to take 25 more cormorants this year. Permit authorized to begin April 1st, 2025. Randy is working on the permit for the electro-shocking to remove the carp from the lake. March 15<sup>th</sup>, 2025, we will be shocking below the dam. Capture of spawning Walleye and transport of them into the lake to improve their population will take place. Wood Duck House clean out is set for March 21<sup>st</sup>, 2025. Residents with these houses can expect to have people on their property to clean and check for whether or not the ducks hatch eggs, replenishing it with new wood chips to make sure birds return next year. There are approximately 100 houses around the lake, with 60-75% occupancy resulting in 500,000 Wood Duck chicks to be introduced to the area. Will be asking the Board to consider raising the donation to the Sportsman's Club to \$3,000.00. All monies benefit the lake, not the club.
- iv. Wetlands/Watershed Commission (D. Hilton) NONE
- v. Insurance (D. Hilton) Everyone who participated is now insured.
- vi. Membership (T. Cooper) NONE
- vii. By-laws NONE
- viii. Technology and Communications (A. Freeman/J. Kunzer) We received donation of a larger PC monitor, a wireless keyboard and wireless mouse, to the office. Thanks to the ongoing work of John Kunzer and John Tollini, we can now accept credit card for payments for 2025 decals sales online with a 3.9% fee to the customer only. MPOA pays no fees with the Intuit program. Office training is ongoing. PCI Compliance is being worked on. Instructions for payment online was discussed. Emails to go out this month.

c. Organizational Activities and Events

- i. Wonder Lake Water Ski Show Team (R. O'Brien) - **Tabled until May**
- ii. Wonder Lake Yacht Club (R. O'Brien) - **Tabled until May**
- iii. Snowmobile Organization- **Tabled until next season**
- iv. Wonder Lake Community Club – Discussion of Fourth of July Parade vs construction of sewers moved to Fireworks Committee discussion.

- v. Village Update (D. Hilton) The Village of Wonder Lake has signed documents for EPA bids. Final bids still being considered. Lowest bid is anticipated to be chosen. Contact the Village of Wonder Lake for more information.
- vi. Fireworks Commission – Due to the sewer construction beginning soon and lasting for quite some time, the Fourth of July Parade may have to be either cancelled, or relocated to avoid construction hazards. The IEPA will be providing their timeline soon so decisions can be made as soon as possible. The Wonder Lake Community Club will not be involved with the festivities this year. Volunteers needed.
- vii. Lions Club (D. Kowalski) - NONE

VII. Unfinished Business - NONE

- a. New Business NONE
- b. Next Meeting – **April 9, 2025, 7:00PM**

VIII. Adjournment – Motion to adjourn by J. Kunzer at 8:22 p.m., seconded by D. Hilton. By voice vote: All in favor, none opposed. **MOTION CARRIED 55-0.**