

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

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, January 10, 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 December 13, 2023- **VOTE**
- 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 January 20, 2024-9:00 AM
 - 2. MPOA 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 (Gallo)
 - ii. Lake Maintenance (Cooper)
 - 1. West Sluice Gate Repair
 - 2. Management and Maintenance Staffing Needs
 - iii. Conservation Commission (Gallo)
 - iv. Wetlands/Watershed Commission (Hilton)
 - v. Arbitration Commission (Stoke)
 - vi. Insurance (Hilton/Cooper)
 - vii. Membership (Cooper)
 - viii. By-laws (Nichols)
 - c. Organizational Activities and Events
 - i. Wonder Lake Sportsman's Club (Gallo)
 - ii. Wonder Lake Water Ski Show Team
 - iii. Wonder Lake Yacht Club (Gallo)
 - iv. Snowmobile Organization
 - v. Wonder Lake Community Club (Nichols)
- VII. Unfinished Business
 - a. Investigation regarding sediment sales.
 - b. Village of Wonder Lake (VWL)/No. IL. University Study
- VIII. New Business
 - a. Consideration of a Technology and Communication Committee or Commission
 - b. Consideration of a Soil Disposition Commission
 - c. Directors'/Officers' Comments
 - d. Next Meeting – **February 14, 2024, 7:00PM**
- IX. Adjournment

UNAPPROVED MINUTES
MASTER PROPERTY OWNERS' ASSOCIATION
DIRECTORS' MEETING
DECEMBER 13th, 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, 48 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 November 9th; MOTION by Director T. Cooper (SH); there was a second by Director J. Kunzer (WW) to approve the minutes; By voice vote: All in favor, none opposed. **MOTION CARRIED 48-0.**
- III. Unfinished Business – MOTION to appoint Director J. Kunzer (WW) to replace Director Brad Dennison (Dennison Properties) as Secretary by Director T. Cooper (SH); there was a second by Director D. Gallo (WW); By voice vote: All in favor, none opposed. **MOTION CARRIED 48-0.**
- IV. MOTION to Suspension of Commission Reports – MOTION by Director D. Gallo (WW); there was a second by Director J. Kunzer (WW); By voice vote: All in favor, none opposed. **MOTION CARRIED 48-0.**
- V. Public Comments – Several comments and thank you to President Richard Hilton for over 30 years of dedication, loyalty, and service to all of Wonder Lake for keeping both the lake and community within his grasp and creating a better community. **A special thank you to Nancy Hilton for all the years of support to Richard Hilton.**
With great gratitude, respect, and appreciation thank you Richard Hilton for everything you have done for Wonder Lake.
- VI. Passing of the Gavel forward – Richard Hilton has now passed on the torch (gavel) to New President Brad Dennison effective January 1st, 2024.

Your 2024 Board of Officers' as follows effective January 1st, 2024:

President – Brad Dennison (Dennison Properties)

1ST Vice President – Dennis Gallo (Wonder Woods)

2nd Vice President – Mark Nichols (St. Francis Heights)

Treasurer – Thomas Lee Cooper (Shore Hills)

Secretary – John Kunzer (Wildwood)

- VII. Next Meeting – January 10, 2024, at 7:00pm.
- VIII. Adjournment. MOTION to adjourn by Director T. Cooper (SH) at 7:35 pm second by Director R. Gerhardt (WOB). By voice vote: All in favor, none opposed. **MOTION CARRIED 48-0.**

Transcribed by: Lance Kennedy, Recorder Brad Dennison, Secretary
