

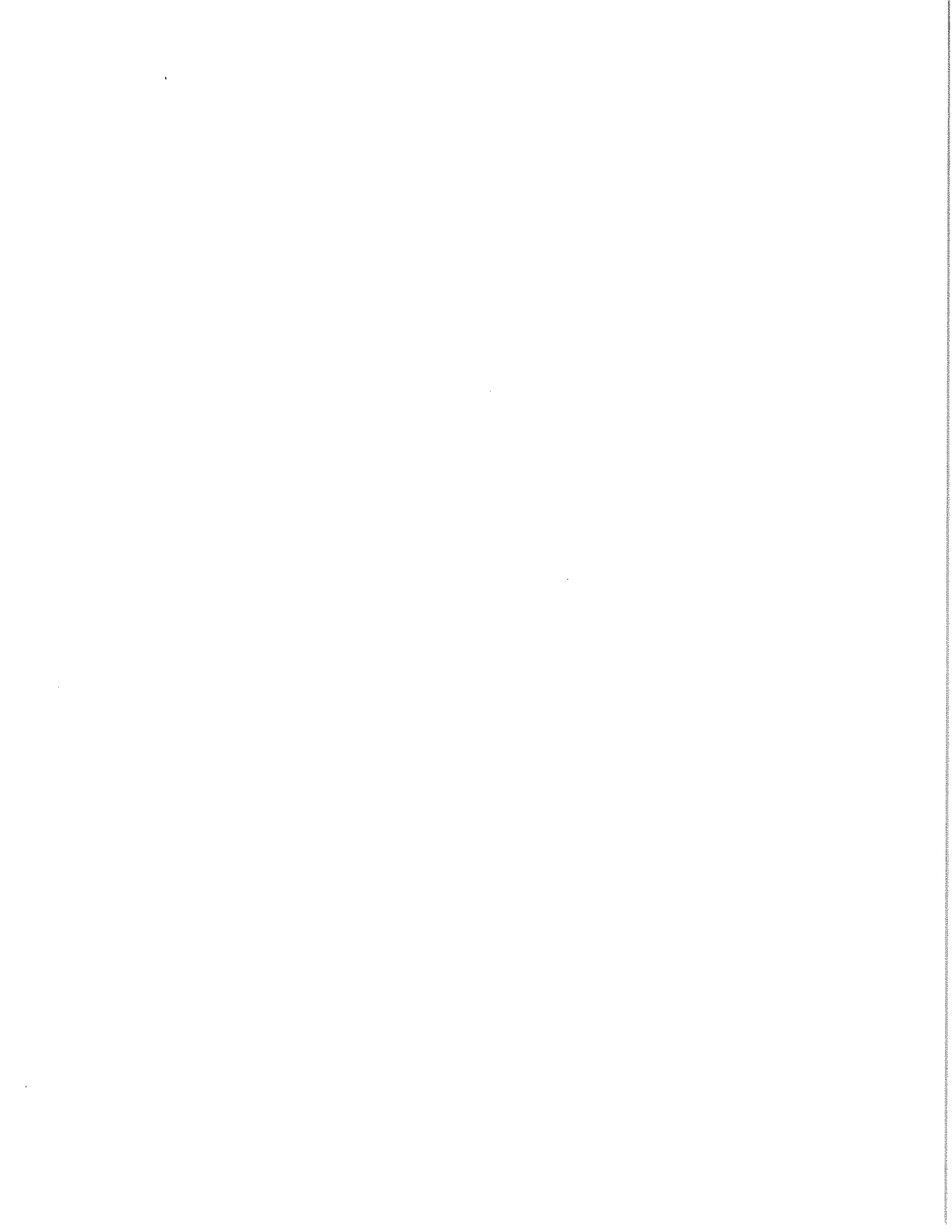
**MASTER PROPERTY OWNERS ASSOCIATION, INC.**  
**FOR THE WONDER LAKE, ILLINOIS AREA**  
**7602 Hancock Drive**  
**Wonder Lake, Illinois 60097**  
**815-653-1000**

**AGENDA**

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

SUBJECT: **Call to the meeting** of the Directors of the Master Property Owners Association, Inc., for **Wednesday, August 9, 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 July 12, 2023
- III. Treasurer's Report
  1. 2023 Financials
- IV. Communications.
  - A. Correspondence
  - B. Public Comments
  - C. Officer's Report
  - D. 1. Lakebottom parcel Status
  - E. Lake Manager (Stowe)
- V. Committee Reports
  - A. Building Committee
  - B. Bylaws Committee-Review and Recommendation of Proposed MPOA Bylaw Amendments (Nichols)
  - C. Budget Committee-Review and Recommendation of Proposed 2024 Budget (Cooper)
  - D. Nominating Committee Report
- VI. Commission Reports
  - A. Lake Use/Water Safety Commission. (Dennis Gallo)
    1. Recreational Sticker Sales-Status
    2. Buoy Placement-Meadows of west Bay Status
  - B. Finance/Budget Commission. (Tom Cooper)
  - C. Lake Maintenance Commission. (Tom Cooper)
  - D. Conservation Commission. (Dennis Gallo)
    1. Wonder Lake Sportsman's Club
  - E. Wetlands/Watershed Commission. (Hilton)
    1. Nippersink Watershed Association
    2. Merchant Creek/Thompson Rd. Property Updates
  - F. Following Commissions as Needed:
    1. Arbitration Committee. (Art Stoike)
    2. Insurance Commission-Dick Hilton/Tom Cooper
    3. Membership Commission. (Tom Cooper)
    4. By-laws Commission (Mark Nichols)
      - a. Review of By Laws-Status
      - a. Rules & Regulations Subcommittee. (Sue Draffkorn)
- VII. Organizational Activities & Events
  1. Wonder Lake Sportsman's Club-Gallo
  2. Wonder Lake Water Ski Show Team
  3. Wonder Lake Yacht Club-Gallo
  4. Snowmobile Organization
  5. Wonder Lake Community Club-Nichols
- VIII. Unfinished Business
  - A. MPOA Fund Raising Options (Dam Reserve Fund/Maintenance Dredging)
  - B. Wonder Lake-Future Maintenance/Capital Improvement Plans & Funding-Finance Com
  - C. Management & Maintenance Staffing Needs
  - D. Investigation Regarding Sediment Sales Status
  - E. Village of Wonder Lake (VWL)/No. IL. University Study-Update
- IX. New Business
- X. Directors'/Officers' Comments
- XI. Adjournment



UNAPPROVED MINUTES  
MASTER PROPERTY OWNERS' ASSOCIATION  
DIRECTORS' MEETING  
JULY 12th, 2023

President Richard Hilton called the meeting to order at 7:04 p.m.

- I. Roll Call by Secretary Brad Dennison to Establish Quorum. Of total 69 votes, 56 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 JUNE 14<sup>th</sup>; MOTION by Director T. Cooper (SH); there was as second by Director R. Gerhardt (WOB) to approve the minutes; By voice vote: All in favor, none opposed. MOTION CARRIED 56-0.
- III. Treasurer's Report – (T. Cooper) – See attached report.
- 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. Bylaws Committee – (M. Nichols) – See attached copy with changes / corrections. Will be emailed with revisions at a later date.
  - C. Budget Committee – (T. Cooper) – See attached reports.
- VI. Commission Reports –
  - A. Lake Use / Water Safety Commission – (D. Gallo)
    1. Recreational Sticker – Decal sales are above last year's sales. Meadows of West Bay had Grand Opening on July 1<sup>st</sup>. Fifty boats on average on the lake on weekends per Marine Patrol. June 11, 2023, was kids fishing derby, 25 children participated. Pontoon rides for July 4<sup>th</sup> weekend, six skippers, 190 people took pontoon rides.
    2. Buoy placement – Status – All buoys have been placed including Meadows of West Bay.
  - B. Finance / Budget Commission (T. Cooper) – See attached report.
  - C. Lake Maintenance Commission (T. Cooper) – See attached report.
  - D. Conservation Commission (D. Gallo) –
    1. Wonder Lake Sportsman's Club – Catfish Derby August 12, and 13. Saturday July 15<sup>th</sup>, Yacht Club Island cleanup, 8:30am start.
  - E. Wetlands / Watershed Commission – (D. Hilton) –
    1. Nippersink Watershed Association – Bridge framework in place. Further work needs to be done to complete the project. Cost for bridge has been around \$98k paid through grants and cost match. Bridge was NOT paid for by the M.P.O.A.
    2. Merchant Creek / Thompson Road Property Updates – No updates currently.
  - F. Following Commissions as Needed –
    1. Arbitration Committee – (A. Stoike) – NONE.
    2. Insurance Commission – (D. Hilton / T. Cooper) – NONE.
    3. Membership Commission – (T. Cooper) –
    4. By-Laws Commission – (M. Nichols) –
      - a. Review of By-Laws – Status –
      - b. Rules and Regulations Subcommittee – (Sue Draffkorn) –

VII. Organizational Events –

1. Wonder Lake Sportsmen Club (D. Gallo) – NONE.
2. Wonder Lake Ski Team – First place regionals.
3. Wonder Lake Yacht Club – Flotilla was a success, as usual.
4. Snowmobile – NONE.
5. Wonder Lake Community Club – (M. Nichols) – Golf Outing coming up. Contact WLCC for further information.

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 – Proceeding with next step to consult with best use / value / sale of sediment.
- E. M.P.O.A. 7602 Hancock Tax Exempt Status – (D. Hilton) – NO UPDATE.

IX. New Business –

- A. Office Hours and Holidays – Hours for 2024 will be reviewed, including holiday hours.

X. Directors / Officers Comments – Stonewater Creek, no residents have contacted the M.P.O.A. Office for decals, nor has come into the office.

XI. Adjournment. MOTION to adjourn by Director T. Cooper (SH) at 8:08 pm second by Director D. Kowalski (LP). By voice vote: All in favor, none opposed. **MOTION CARRIED 56-0.**

Transcribed by: Lance Kennedy, Recorder    Brad Dennison, Secretary

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