

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

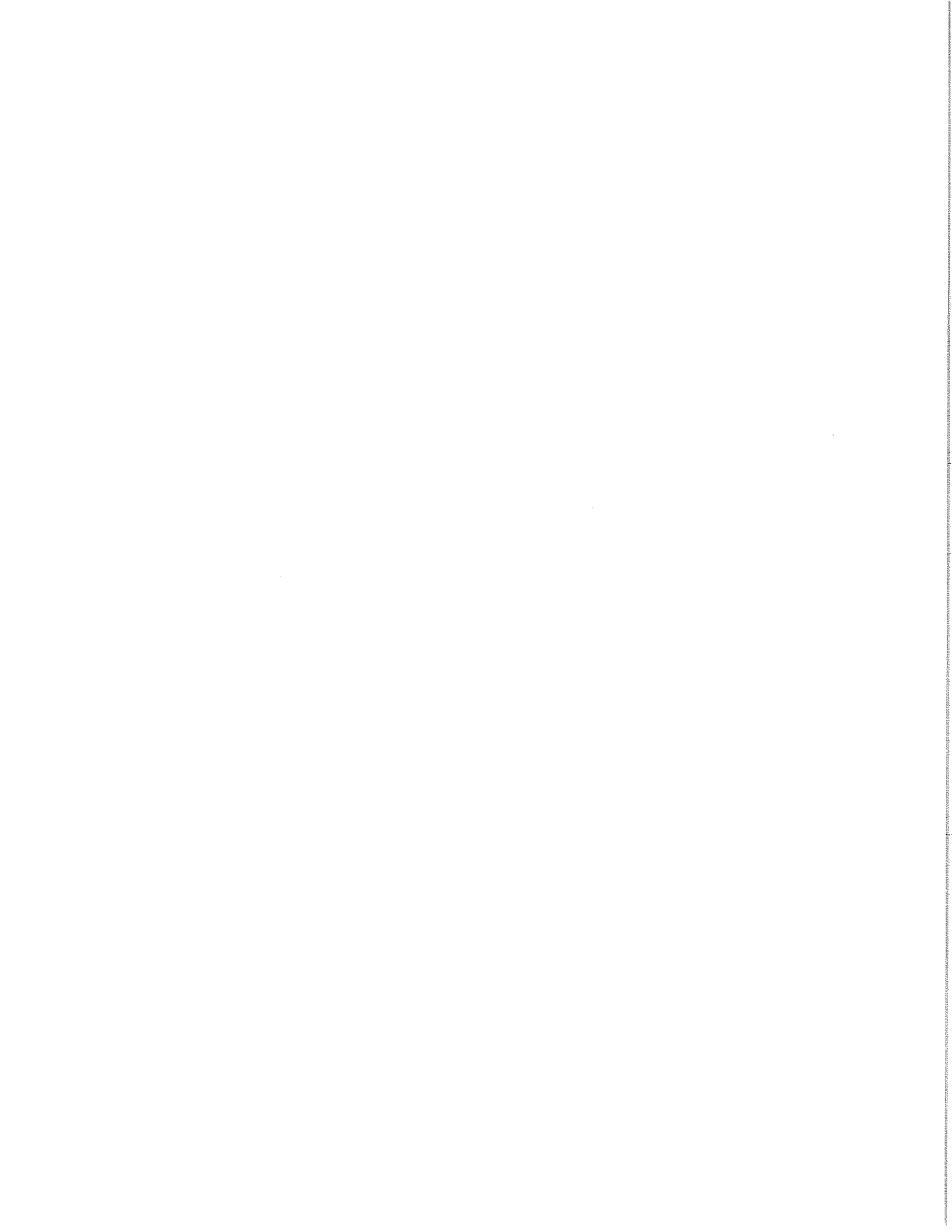
AGENDA

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, October 11, 2023**, in the MPOA Office, 7602

Hancock Drive, Wonder Lake, IL. Meeting to follow the September Convention of Delegates.

- I. Roll Call - Establish Quorum
- II. Discussion & Approval of Minutes of Previous Meeting of September 13, 2023
- III. Treasurer's Report
 1. 2023 Financials, 3rd Quarter Report
- IV. Communications.
 - A. Correspondence
 - B. Public Comments
 - C. Officer's Report
 - D. Lakebottom parcel Status (See Handout)
 - E. Lake Manager (Stowe)
- V. Committee Reports
 - A. Building Committee
 - B. Budget Committee-Report on 9/30/23 Strategy Meeting (Tom Cooper)
- VI. Commission Reports
 - A. Lake Use/Water Safety Commission. (Dennis Gallo)
 1. Recreational Sticker Sales-Status
 - B. Finance/Budget Commission. (Tom Cooper)
 - C. Lake Maintenance Commission. (Tom Cooper)
 1. East Wingwall Cap - Status
 2. West Sluice Gate Rod Repair - Status
 - D. Conservation Commission. (Dennis Gallo)
 1. Wonder Lake Sportsman's Club's 10/1/23 Bass Derby Results.
 - E. Wetlands/Watershed Commission. (Hilton)
 1. Merchant Creek/Thompson Rd. Property Updates
 - a. Seeding and planting of trees/bushes on WL Islands (Nichols)
 - 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
 - b. 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. Next Meeting – October 11, 2023, 7:00PM
- XII. Adjournment



UNAPPROVED MINUTES
MASTER PROPERTY OWNERS' ASSOCIATION
DIRECTORS' MEETING
September 13th, 2023

President Richard Hilton called the meeting to order at 7:53 p.m.

- I. Roll Call by Secretary Brad Dennison to Establish Quorum. Of total 69 votes, 58 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 August 9th; MOTION by Director T. Cooper (SH); there was a second by Director J. Naatz (SRA) to approve the minutes; By voice vote: All in favor, none opposed. **MOTION CARRIED 58-0.**
- III. Treasurer's Report – (T. Cooper) – No report at this time.
- 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. Nominating Committee – Appointment of John Kunzer (WW) to position of secretary.
- VI. Commission Reports –
 - A. Lake Use / Water Safety Commission – (D. Gallo)
 1. Recreational Sticker – Decal sales are over \$60k. 1,600 decals have been sold.

NO HUNTING on Wonder Lake unless from hunting blind. See attachment from Lake Use Committee. Motion to approve Amendment 6.) All Hunting MUST BE DONE FROM AN M.P.O.A. APPROVED DUCK BLIND. Motion by Director J. Naatz (SRA); there was a second by Director T. Cooper (SH) to approve motion; By voice vote: All in favor, none opposed. **MOTION CARRIED 58 – 0.**
 - B. Finance / Budget Commission (T. Cooper) – Next meeting will be at M.P.O.A. Office on September 30, 2023, at 9:00am.
 - C. Lake Maintenance Commission (T. Cooper) – Lake Maintenance Commission (T. Cooper) –
East Wingwall Repair – No update at this time. See Lake Manager Report.
West Sluice Gate – No update at this time. See Lake Manager Report
 - D. Conservation Commission (D. Gallo) – Catfish Derby successful. Bass Derby October 1st, 2023.
 - E. Wetlands / Watershed Commission – (D. Hilton) –
 1. Merchant Creek / Thompson Road Property Updates – No updates currently.
 - A. Seeding and planting of trees (M. Nichols) – Third Saturday of the month. Next get together on Island for planting Saturday September 16th, 2023, for seeding and planting.
 - F. Following Commissions as Needed –
 1. Arbitration Committee – (A. Stoike) – NONE.
 2. Insurance Commission – (D. Hilton / T. Cooper) – NONE.
 3. Membership Commission – (T. Cooper) – NONE.
 4. By-Laws Commission – (M. Nichols) –
 - a. Review of By-Laws – Status – See attached, reviewed at Annual Convention and voted upon.
 - b. Rules and Regulations Subcommittee – (Sue Draffkorn) –

VII. Organizational Events –

1. Wonder Lake Sportsmen Club (D. Gallo) – Previously covered.
2. Wonder Lake Ski Team – NONE.
3. Wonder Lake Yacht Club – Regatta sailing at Pistakee Bay, six participates from Wonder Lake. Wonder Lake placed 1st, 2nd, and 3rd.
4. Snowmobile – NONE.
5. Wonder Lake Community Club – (M. Nichols) – Golf Outing coming up. Contact WLCC for further information. Golf outing September 22nd.

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 – Working on establishing parameters to be reviewed for soil as to best use.
- E. Village of Wonder Lake University Study – Draft presented to Village of Wonder Lake for review.

IX. New Business – NONE.

X. Directors / Officers Comments – NONE.

XI. Next Meeting – October 11, 2023, at 7:00pm.

XI. Adjournment. MOTION to adjourn by Director T. Cooper (SH) at 8:23 pm second by Director D. R. Gerhardt (WOB). By voice vote: All in favor, none opposed. **MOTION CARRIED 58-0.**

Transcribed by: Lance Kennedy, Recorder Brad Dennison, Secretary
