

# 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, March 13, 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 February 14, 2024
- IV. Treasurer's Report
  - a. 2023 Financials
- V. Communications
  - a. Correspondence
  - b. Public Comments
  - c. Officer's Report
  - d. Lake Manager (Stowe)
- VI. Committee/Commission Reports
  - a. Committees
    - i. Building Committee
    - ii. Finance/Budget Committee (Tom Cooper)
      1. Strategy Meeting Scheduled for March 23, 2024-9:00 AM
  - b. Commissions
    - i. Lake Use and Water Safety (Gallo)
    - ii. Lake Maintenance (Cooper)
      1. West Sluice Gate Repair
      2. Management and Maintenance Staffing Needs
      3. Investigation regarding sediment sales.
    - iii. Conservation Commission (Gallo)
    - iv. Wetlands/Watershed Commission (Hilton)
    - v. Insurance (Hilton)

- vi. Membership (Cooper)
- vii. By-laws (Nichols)
- viii. Technology and Communications (Kunzer)
- 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)
  - vi. Fireworks Commission
    - 1. Next meeting is March 19th at 7PM
- VII. Unfinished Business
  - a. Village of Wonder Lake (VWL)/No. IL. University Study
  - b. Annexation
- VIII. New Business
  - a. Directors'/Officers' Comments
  - b. Next Meeting – **April 10, 2024, 7:00PM**
- IX. Adjournment

UNAPPROVED MINUTES  
MASTER PROPERTY OWNERS' ASSOCIATION  
DIRECTORS' MEETING  
FEBRUARY 14th, 2024

- I. President Brad Dennison called the meeting to order at 7:02 p.m.
- II. Roll Call by Secretary John Kunzer to Establish Quorum. Of total 69 votes, 49 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; 2<sup>nd</sup> Vice President Mark Nichols; Secretary, John Kunzer; ~~Treasurer, Tom Cooper~~  
Staff Present: Lake Manager, Randy Stowe. Recorder: Lance Kennedy.
- III. Approval of Minutes from JANUARY 10<sup>TH</sup>, 2024; MOTION by Director R. Hilton (WS); there was as second by Director V. Vogel (WC) to approve the minutes; By voice vote: All in favor, none opposed. **MOTION CARRIED 49-0.**
- IV. Treasurer's Report – (T. Cooper) –
  - A. 2023 Financials – No report at this time.
- V. Communications –
  - A. Correspondence – NONE.
  - B. Public Comments – NONE.
  - C. Officer's Report – NONE.
    - I. Lake Bottom Parcel Status – Under review of attorney. See attached documentation.
  - D. Lake Manager Report – (R. Stowe) – Report will be available on-line at M.P.O.A. website. See attached report.
- VI. (A) Committee Reports –
  - I. Building Committee – Has not met yet.
  - II. Finance / Budget Committee – (T. Cooper)
    1. Strategy Meeting Scheduled for **February 24<sup>th</sup>, 2024**, at 9:00am, M.P.O.A Office.  
**\*\*\*Note change in date\*\*\***
    2. Reviewing 2025 Budget
    3. Reviewing M.P.O.A Fund-Raising Options (Dam Reserve Maintenance Dredging)
      - a. Recommendation to Insurance Commission to research catastrophic coverage options.
    4. Wonder Lake – Future Maintenance / Capital Improvement Plans and Funding
- (B) Commissions –
  - I. Lake Use and Water Safety – (D. Gallo) – Decals sales have begun. Over 60 households have purchased and over 200 decals already sold. Ice Fishing Raffle February 18<sup>th</sup>, 2024 at the Albi. Ice Fishing Derby has been canceled.
  - II. Lake Maintenance – (T. Cooper) –
    1. West Sluice Gate Repair
      - a. Engineers involved in rebuilding the structure from the 80's are reviewing what we have gathered.
    2. Management and Staffing Needs – Under review.
    3. Investigation regarding sediment sales – Under review and further test analysis.
  - III. Conservation Commission – (D. Gallo) – Sportsmen Club will fund another fish survey. The cost will be approximately \$1,700-. Wood Duck cleaning will start shortly and / or replacement if needed. Cormorants have increased from 10 to 25 targeted for 2024.
  - IV. Wetlands / Watershed Association – (D. Hilton) – N.W.A. doing brush clearing / burning. Village reviewing possible park in the future with property currently owned by VOWL.
  - V. Arbitration Commission – (A. Stoike) –
    1. Consider closing this Commission.  
**MOTION TO CLOSE ARBITRATION COMMISSION**; MOTION by Director J. Kunzer (WW); there was as second by Director R. Hilton (WS) to close Arbitration Commission; By voice vote: All in favor, none opposed. **MOTION CARRIED 49-0.**

- VI. Insurance – (D. Hilton / T. Cooper) –
  - 1. Information will be available if received in time for the meeting.
  - 2. Consider the appointment of Richard Hilton (WS) as Chair.  
**MOTION FOR RICHARD HILTON (WS) TO CHAIR INSURANCE COMMISSION**; MOTION by Director J. Kunzer (WW); there was as second by Director D. Gallo (WW) to close; By voice vote: All in favor, none opposed. **MOTION CARRIED 49-0.**
  - 3. Task with review of dam insurance options – See Budget Committee notes above.
- VII. Membership – (T. Cooper) – NONE.
- VIII. By-Laws – (M. Nichols) – NONE.
- IX. Technology and Communications – (J. Kunzer) – Meeting to be coming. Further understanding of how / what is done in the office is needed. Contact John Kunzer to be part of the committee.

(C) Organizational Events –

- I. Wonder Lake Sportsmen Club – (D. Gallo) –
  - 1. Ice Fishing Derby – CANCELED.
- II. Wonder Lake Ski Team Show – NONE.
- III. Wonder Lake Yacht Club – (D. Gallo) – NONE.
- IV. Snowmobile Organization –
  - 1. Radar Run - CANCELED
- V. Wonder Lake Community Club – (M. Nichols) – March 17<sup>th</sup>, 2024, St. Patrick's Day, 3pm – 7pm Albi.
- VI. Fireworks Commission – (J. Tollini) – Next meeting is February 20<sup>th</sup>, 2024, at 7:00pm, M.P.O.A. Office.

VII. Unfinished Business –

- A. Village of Wonder Lake / University Study – Final draft under review. Once completed and approved will be posted to the Village of Wonder Lake website.
- B. Annexation – Hearing on Friday, February 16<sup>th</sup> at 9:00am.

VIII. New Business –

- A. Directors' / Officers' Comments –
- B. Next Meeting – March 13<sup>th</sup>, 2024, at 7:00pm, M.P.O.A. Office.

- IX. Adjournment. MOTION to adjourn by Director D. Hilton (WS) at 8:02 pm second by Director V. Vogel (WC). By voice vote: All in favor, none opposed. **MOTION CARRIED 49-0.**

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Transcribed by: Lance Kennedy, Recorder John Kunzer, Secretary