

# 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, June 12, 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 May 8, 2024
- IV. Treasurer's Report
  - a. Q1 2024 Financials are expected at the July meeting.
- V. Communications
  - a. Correspondence
  - b. Public Comments
  - c. Officer's Report
    - i. Clerical Assistant search update
  - d. Lake Manager (Stowe)
  - e. Communications Manager (Ann Freeman)
    - i. Ann has accepted no reports or activities yet.
- VI. Committee/Commission Reports
  - a. Committees
    - i. Building Committee (On Hold)
    - ii. Finance/Budget Committee (Tom Cooper)
      1. Review of Lake Preservation Fund Attorney comments and Official establishment of the fund.
      2. Recommendation to the board/by-laws committee to consider current budget language, allow for a surplus.
      3. June 2024 Strategy Meeting - TBD
  - b. Commissions
    - i. Lake Use and Water Safety (Gallo)

- ii. Lake Maintenance (Cooper)
    - 1. West Sluice Gate Repair Update
    - 2. Investigation regarding sediment sales.
    - 3. Scheduling the next meeting.
  - 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. Village Update (Hilton)
      - 1. Village of Wonder Lake (VWL)/No. IL. University Study
    - vii. Fireworks Commission
- VII. Unfinished Business
- VIII. New Business
- a. Directors'/Officers' Comments'
  - b. Next Meeting – **July 10, 2024, 7:00PM**
- IX. Adjournment

UNAPPROVED MINUTES  
MASTER PROPERTY OWNERS' ASSOCIATION  
DIRECTORS' MEETING  
MAY 8th, 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, 44 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 APRIL 10<sup>TH</sup>, 2024; MOTION by Delegate T. Cooper (DSWCC); there was as second by Director R. Hilton (WS) to approve the minutes; By voice vote: All in favor, none opposed. **MOTION CARRIED 44-0.**
- IV. Treasurer's Report – (T. Cooper) –
  - A. 2024 – No report at this time.
- V. Communications –
  - A. Correspondence – NONE.
  - B. Public Comments – NONE.
  - C. Officer's Report – NONE.
  - D. Lake Manager Report – (R. Stowe) – See attached report.
- VI. (A) Committee Reports –
  - I. Building Committee – Has not met yet.
  - II. Finance / Budget Committee – (T. Cooper)
    1. Presentation / consideration of Lake Preservation Fund – See attached letter.  
MOTION to submit letter to attorney for review. MOTION by Director V. Vogel (WC); there was as second by Director R. Hilton (WS); By voice vote: All in favor, none opposed.  
**MOTION CARRIED 44-0.**
    2. Recommendation / request to move annual meeting to later in the year – Under review.
    3. Recommendation to board / by-laws committee consider budget language – Under Review.
    4. May 2024 Strategy Meeting – May 18<sup>th</sup>, 2024, at M.P.O.A. Office.
- (B) Commissions –
  - I. Lake Use and Water Safety – (D. Gallo) – Over 900 decals sold, and over 300 households. Buoys out, some may need repositioning.
  - II. Lake Maintenance – (T. Cooper) –
    1. West Sluice Gate Repair – No Update.
    2. Investigation regarding sediment sales – No Update.
    3. Scheduling next meeting – No meeting set at this time.
  - III. Conservation Commission – (D. Gallo) – Bass Derby 20 boats entered. May 11<sup>th</sup>, fish shocking below dam. June 2<sup>nd</sup> Carp Kill Classic.
  - IV. Wetlands / Watershed Association – (D. Hilton) – Workday 3<sup>rd</sup> Saturday of the month at Merchant Creek. Thompson Road hearing May 28<sup>th</sup>, 2024, to annex property to Village of Wonder Lake. Hearing at 7:00pm Village of Greenwood.
  - V. Insurance – (D. Hilton / T. Cooper) – NONE.
  - VI. Membership – (T. Cooper) – NONE.
  - VII. By-Laws – (M. Nichols) – NONE.
  - VIII. Technology and Communications – (J. Kunzer) – Under review.

(C) Organizational Events –

- I. Wonder Lake Sportsmen Club – (D. Gallo) – See above.
- II. Wonder Lake Ski Team Show – See Ski Team website for show dates.
- III. Wonder Lake Yacht Club – (D. Gallo) – NONE.
- IV. Snowmobile Organization – NONE.
- V. Wonder Lake Community Club – (M. Nichols) – Farmers Market Wednesday from 4 – 8, VOWL Hall.
- VI. Village Update – (D. Hilton) – No update on study. The water tower will be coming down soon.
- VII. Fireworks Commission – (J. Tollini) – All collection slots / times have been filled. Looking for 'backup' volunteers for collections. Next meeting Tuesday May 14<sup>th</sup>, 2024.

\*\*\*FIREWORKS VOLUNTEERS ARE DESPERATELY NEEDED\*\*\*

VII. Unfinished Business – NONE.

VIII. New Business –

- A. Directors' / Officers' Comments – Looking for office staff / summer help.
- B. Consideration of M.P.O.A. Communication Manager –MOTION to appoint Greg French / Ann Freeman. MOTION by Director J. Kunzer (WW); there was a second by Director C. Hasse (SH); By voice vote: All in favor, none opposed. **MOTION CARRIED 44-0.**
- C. Approval of letter to Representative Schneider for grant - MOTION by Director R. Hilton (WS); there was a second by Director C. Hasse (SH); By voice vote: All in favor, none opposed. **MOTION CARRIED 44-0.**
- D. Next meeting – June 12<sup>th</sup>, 2024, 7:00pm at M.P.O.A. Office.

X. Adjournment. MOTION to adjourn by Delegate T. Cooper (DSCCC) at 8:45 pm second by Director C. Hasse (SH). By voice vote: All in favor, none opposed. **MOTION CARRIED 44-0.**

Transcribed by: Lance Kennedy, Recorder John Kunzer, Secretary

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