

UNAPPROVED MINUTES
MASTER PROPERTY OWNERS' ASSOCIATION
DIRECTORS' MEETING
JUNE 11th, 2025

- I. President Brad Dennison called the meeting to order at 7:00 p.m.
- II. Roll Call by Secretary John Kunzer to Establish Quorum. Of total 72 votes, 53 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; 2nd Vice President Mark Nichols; Secretary, John-Kunzer; Treasurer, Tom Cooper
Staff Present: Lake Manager, Randy Stowe. Recorder: Lori Wienrich.
- III. Approval of Minutes from May 14th, 2025; **MOTION** by R. O'Brien, and seconded by J. Houston to approve the minutes; By voice vote: All in favor, none opposed. **MOTION CARRIED 53-0.**
- IV. Treasurer's Report – (T. Cooper) –
 - a. 2024 financials are completed. No state or Federal taxes due.
 - b. Repairs will be made to the leak in the building's A/C as soon as quotes are received.
 - c. We will be setting up a meeting with Krista to learn the financial side of QuickBooks and receive proper training.
- V. Communications –
 - A. Correspondence – NONE
 - B. Public Comments –
 - I. Residents have requested a drop box be made so that dues payments etc. can be dropped off easily at any time. At this time there will be no drop box.
 - II. Suggestion box was requested for the office.
 - III. Wonder Lake Community Club is in the process of organizing their Christmas Walk for December 6th and has requested use of the building for their Christmas with Santa, Lori Wienrich has volunteered to be the rep for the MPOA at the event. R. O'Brien made a motion to approve the use of the building: Seconded by J. Kunzer. By unanimous voice vote all in . **MOTION CARRIED 53-0.**
 - IV. Club Golf Outing is set for August 21st. Asked to send email to Communications@wlmpoa.org email to get the info into the newsletter.
 - C. Officer's Report – NONE
 - D. Lake Manager (R. Stowe) See attached report.
 - E. Communications / Commission Reports (A. Freeman) NONE
- VI. (A) Committee Reports -
 - I. Building Committee – (T. Cooper) Awaiting quotes for the A/C repairs needed.
 - II. Finance/Budget Committee – (T. Cooper) NONE
 - III. Committee recognize Rayne Gerhardt's service to the MPOA (D. Gallo)
 1. The provider of the plaque has agreed to not exceed the cost of \$500.
 2. The Celebration and installation will take place on the 4th of July.

(B) Commissions –

 - I. Lake Use and Water Safety – (D. Gallo) –
 1. Marine patrols are now out on the lake during the weekends.
 2. All wandering buys have been recovered.
 - II. Lake Maintenance – (T. Cooper) NONE
 - III. Conservation Commission – (D. Gallo) –
 1. On 05/31/25 the Carp Bow Shoot took place. 268 fish were shot for a total of approximately 600 pounds of carp removed from the lake.
 2. The Kids Fishing Derby took place on 6/8/25 and 60 kids attended. 48 fish were caught, the largest being a 26" Carp.
 - IV. Wetlands / Watershed Association – (D. Hilton) – NONE
 - V. Insurance – (D. Hilton / T. Cooper) – NONE.
 - VI. Membership – (T. Cooper) – NONE.
 - VII. By-Laws – (R. O'Brien) – Current verbiage set for the Budget Reserves can be a line item.

VIII. Technology and Communications – (A. Freeman/J. Kunzer) – Credit card use for payment of decal sales is going well.

(C) Organizational Events –

I. Wonder Lake Ski Team Show – Team is up and running with the new “Duck Dumping” project and flower sales.

II. Wonder Lake Yacht Club – (D. Gallo) –

1. 60 buoys placed in lake.

2. 14 boats to race 5/25 and 5/26/25. Volunteers needed on the Safety Boat.

III. Snowmobile Organization – TABLED UNTIL WINTER

IV. Wonder Lake Community Club – (M. Nichols) – NONE

V. Village Update – (D. Hilton) –

1. D. Hilton is no longer a trustee.

2. Water and sewer project is a go despite a petition to stop the project. The Village President is willing to meet with any subdivisions who wish to voice their concerns. Final date to submit petition was 05/26/25.

VI. Fireworks Commission – (J. Tollini) –

1. Volunteers still needed for donation collections on street corners. This year’s fireworks will be an additional \$4,000.00 over last year’s cost.

2. Apps for Vendors are now online.

VII. Lion’s Club – (D. Kowalski) –

1. Three scholarships were awarded to McHenry High School students.

2. Three children were awarded scholarships to Sight Camps.

3. Lions Club to be participating in the Wonder Lake 4th of July and Fiesta Day Parades, as well as the “Touch a Truck” event.

4. October will be when the eye and hearing tests will be provided at the McHenry Library.

VII. Unfinished Business – NONE.

VIII. New Business –

A. Directors’ / Officers’ Comments –

1. Lance will be out for the next few months.

2. Questions on the sewer project being taken on the Village of Wonder Lake’s website.

3. The Matthews lawsuit will have a meeting with State’s Attorney’s office outside the courts to try to come to an agreement.

4. Meadows of West Bay is now built out.

B. Next meeting – June 11th, 2025 7:00pm at M.P.O.A. Office.

IX. Adjournment. MOTION to adjourn by R. O’Brien at 8:13 pm; Seconded by R. Schwerdtfeger. By voice vote: All in favor, none opposed. **MOTION CARRIED 52-0.**

Transcribed by: Lori Wienrich, Recorder John Kunzer, Secretary
