

UNAPPROVED MINUTES
MASTER PROPERTY OWNERS' ASSOCIATION
DIRECTORS' MEETING
October 8th, 2025

- I. President Brad Dennison called the meeting to order at 7:20 p.m.
- II. Roll Call by Secretary John Kunzer to Establish Quorum. Of total 72 votes, 50 votes present; all are eligible to vote; Quorum of 68% established, M.P.O.A. audiotaped meeting. Officers in attendance: President, Brad Dennison; 2nd Vice President Mark Nichols; Secretary, John-Kunzer; Treasurer, Tom Cooper
Staff Present: Recorder: Lori Wienrich.
- III. Discussion and Approval of Minutes from September 10th, 2025; **MOTION** by R. O'Brien, and seconded by D.Hilton to approve the minutes; By voice vote: All in favor, none opposed. **MOTION CARRIED 50-0.**
- IV. Treasurer's Report – (T. Cooper) - NONE
- V. Communications –
 - a. Correspondence – NONE
 - b. Public Comments – NONE
 - c. Officer's Report – NONE
 - d. Lake Manager (R. Stowe) See attached report.
 - i. The dam inspection went well. Final report should be ready by the end of October.
 - e. Communications / Commission Reports (A. Freeman) NONE
- VI. Committee / Commission Reports
 - a. Committees
 - i. Building Committee (T. Cooper) - NONE
 - ii. Finance/Budget Committee (T. Cooper) - NONE
 - iii. Nominating Committee (R. O'Brien) – Tabled until June 2026
 - b. Commissions
 - i. Lake Use and Water Safety (T. Cooper)
 - I. Buoys will be removed on the 2nd Saturday of OCTOBER, OCTOBER 11TH, 2025, at 9 a.m. Volunteers are needed.
 - II. Fall Bass Derby was a success for the 21 boats in attendance, despite the wind conditions. Largest fish caught was 2.66 lbs.
 - ii. Lake Maintenance – (T. Cooper) - NONE
 - iii. Conservation Commission (D. Gallo)
 - I. 700 more bass stocked into the lake.
 - iv. Wetlands / Watershed Association – (D. Hilton)
 - I. A donation of \$1,000 was received from the Prairie Club.
 - v. Insurance – (D. Hilton / T. Cooper) – NONE
 - vi. Membership – (T. Cooper) – NONE
 - vii. By-Laws – (R. O'Brien) - NONE
 - viii. Technology and Communications – (A. Freeman/J. Kunzer)
 - I. Meeting regularly.
 - II. Working on getting rid of any old and unused office equipment.
 - III. Working on proper templates for past due invoicing with statements.
 - IV. Working on putting together a calendar for the use of the meeting rooms at the MPOA, where any scheduled meetings being held will be posted, so use of the rooms is managed and so everyone knows when the rooms might be available for use.
 - ix. Fireworks Commission (J. Tollini) - NONE
 - c. Organizational Activities and Events –
 - i. Wonder Lake Ski Show (R. O'Brien) Tabled until May 2026
 - ii. Wonder Lake Yacht Club – (R. O'Brien)
 - I. 85 people participated in the last event of the year. This is a record.
 - II. Reminder that the buoys are being pulled on October 11th.
 - III. Tabled until May 2026

iii. Snowmobile Organization – Tabled until winter 2025

iv. Wonder Lake Community Club – (M. Nichols) - NONE

v. Village Update – (D. Hilton) –

I. Hancock Drive project is on schedule and roads should be re-paved by the time it

snows.

II. The effects of the construction, road closures, are being updated weekly on website.

vii. Lion's Club – (D. Kowalski) NONE

VII. Unfinished Business –

a. MPOA vs the Estate of TP Matthews – (D. Hilton) Settlement should be soon.

VIII. New Business –

a. Directors' / Officers's (R. O'Brien)

I. The Fire Department Trustees want to use the meeting room at the MPOA on the 4th Tuesday of each month, beginning this October, 2025.

II. Discussion and Approval of Motion to allow this use of the MPOA meeting room by the Fire Department Trustees; **MOTION** by R. O'Brien, and seconded by J. Kunzer to approve the motion; By voice vote: All in favor, none opposed. **MOTION CARRIED 50-0.**

b. Next meeting November 12, 2025 7:00 pm at M.P.O.A. Office.

IX. Adjournment. MOTION to adjourn by M. Hollingsworth at 7:49 pm; Seconded by C. Hasse. By voice vote: All in favor, none opposed. **MOTION CARRIED 50-0.**

Transcribed by: Lori Wienrich, Recorder John Kunzer, Secretary
