

Wonder Lake

Master Property Owners Association

TO: Directors, Delegates, Association Presidents & Secretaries, Commission Chairpersons, and other active MPOA members.

SUBJECT: UNAPPROVED minutes of the Directors of the Master Property Owners Association, Inc., for Wednesday, April 8, 2026, at 7:00 p.m. in the MPOA Office, 7602 Hancock Drive, Wonder Lake, Illinois.

DATE: May 6, 2026

To join meeting via Google Meets please click this link:
[MPOA April 8, 2026, Zoom link](#)

- I. Call to Order Meeting - Meeting called to order by D. Gallo at 7:00 P.M.
- II. Pledge of Allegiance
- III. Roll Call - Establish Quorum – D. Gallo, 1st VP, called Roll Call. Of a total of 72 votes, 62 are present and all are eligible to vote, a quorum of 88% is established. Officers in attendance: President R. O'Brien (via Zoom), 1st VP, D. Gallo, 2nd VP, M. Nichols, Treasurer, T. Cooper (via Zoom) and Recorder, L. Wienrich. D. Gallo turned the meeting over to R. O'Brien via Zoom.
- IV. Review and Approval of Minutes from March 11, 2026, Meeting. With no changes to be made, D. Hilton made a motion to approve the minutes, seconded by J. Naatz. By a unanimous voice vote of 62-0, **Motion Approved.**
- V. Presidents Corner
- VI. Communications
 - A. Correspondence - NONE
 - B. Public Comments - NONE
- VII. Officer's Report
 - A. 1st VP - NONE
 - B. 2nd VP - NONE
 - C. Treasurer's Report
 1. Monthly Balance Sheet - NONE
 2. Monthly Expense Report - NONE
 - D. Secretary - NONE
- VIII. Lake Manager Report – (R. Stowe)
 1. Please see the attached report.
 2. D. Salerno reminded us that debris in the water at a homeowner's shoreline, is the homeowner's responsibility.
 3. The Sportsman's club has started the clean up of large debris from recent heavy rains.
 4. T. Cooper's mentioned that his property is available for the disposal of the larger debris.
- IX. Committee/Commission Reports
 - B. Committees

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1. Building – (R. O’Brien)
 1. The installation of the new front door lock of the MPOA building is almost completed. This will allow office staff or other MPOA official(s) from having to come to the office to open the door for activities scheduled at the MPOA after hours.
2. Finance/Budget - NONE
3. Communications - NONE
4. Fireworks/Independence Day Celebration – (J. Tollini)
 1. They had their first meeting last week. The dates of all of the holiday events is posted on their Facebook Page.

C. Commissions

1. Conservation Commission (D. Gallo)
 1. Debris from the recent heavy rains is being cleared with the assistance of the Sportsman’s Club, and high water from storms was shown in pictures by D. Gallo.
 2. The wood duck houses have been repaired and cleaned. We should expect hundreds of new chicks this year.
2. Lake Use and Water Safety (D. Gallo)
 1. The Commission met with the Wonder Lake Police department regarding this year’s water patrols, that will be on weekends and during special holiday events on the water.
 2. They are also keeping an active eye on the water levels and now have the lake status as “NO WAKE”. Lake status can be found on the MPOA website.
3. Lake Maintenance (T. Cooper) - NONE
4. Membership (T. Cooper) - NONE
5. Wetlands/Watershed Commission (D. Hilton)
 1. Please see the attached report on sediment sales.
 2. 2 grants have been applied for toward Merchant Creek Project (approx.. \$30,000.00) and The Thompson Road Project (approx. \$60,000.00)
6. Insurance (D. Hilton) Please see the attached report
7. Technology (J. Kunzer) - NONE
8. Sediment Sale (M. French) Please see the attached report.
9. By-laws (M. Nichols) - NONE

X. Organizational Activities and Events

- A. Wonder Lake Community Club - NONE
- B. Wonder Lake Chamber of Commerce - NONE
- C.

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- D. Village Update – (J. Tollini) .
 - 1. Ongoing updates of construction project can be found on the Village website.
 - E. Lions Club – (D. Kowalski)
 - 1. They are looking for a new place for storage due to losing their current storage area. If you know of any free or inexpensive storage, please let them know.
 - F. Snowmobile Organization - NONE
- XI. Unfinished Business
- A. Insurance spreadsheet – (D. Hilton) Please see the attached report/spreadsheet.
 - B. Reserve Study – (R O’Brien)
 - 1. Approximately \$7,600.00 is available for the reserve study. Budget Committee to reconsider for 2026.
 - C. KSN – (R. O’Brien)
 - 1. Patti Hartmann Is working with KSN attorneys to collect five of the largest past due accounts in the Hickory Falls #3 subdivision.
- XII. New Business
- A. History Committee – R. O’Brien would like to form a Wonder Lake History Committee. A motion was made D. Hilton, seconded by R. O’Brien to form such a committee. By a unanimous voice vote of 62-0, **Motion Approved.**

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- B. Contractor Lake Use Permits – (R. O’Brien)
 - 1. R. O’Brien stated that all shoreline work needs to go through Randy Stowe, Lake Manager, D. Gallo and T. Cooper prior to installation beginning. Question is do we need to charge a fee for the permit etc.
- C. Lake Use Notices sent electronically this year
- D. Subdivision sale notice to the MPOA. – (R. O’Brien)
 - 1. R. O’Brien made a suggestion for the subdivisions to considering sending the MPOA office notice of property sales within each subdivision to ensure those who have moved do not obtain decals for watercraft after moving out of the community, and for the MPOA records.
- E. Mailed Agenda’s and minutes. (R. O’Brien)
 - 1. R. O’Brien is interested in stopping the mailing of the Director’s Meeting agendas to the five individuals that receive them, or charge a fee to have them mailed. D. Hilton made a motion to have his matter will be referred to the Communication Committee for consideration. The motion was seconded by D. Kowalski and by unanimous voice vote of 62-0, **Motion carried**
- XIII. Directors Comments
- XIV. Reminder to report meeting summaries to your individual boards.
- XV. Next Directors’ Meeting – May 13, 2026, at 7:00 p.m.
- XVI. Adjournment – Motion to adjourn made by R. Schwerdtfeger, seconded by D. Hilton and by unanimous voice vote of 62-0, Motion carried. Meeting adjourned at 6:58 p.m.