

UNAPPROVED MINUTES
MASTER PROPERTY OWNERS' ASSOCIATION
DIRECTORS' MEETING
AUGUST 13th, 2025

- I. President Brad Dennison called the meeting to order at 7:01 p.m.
- II. Roll Call by Secretary John Kunzer to Establish Quorum. Of total 72 votes, 45 votes present; all are eligible to vote; Quorum of 62% 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: Recorder: Lori Wienrich.
- III. Discussion and Approval of Minutes from June 9th, 2025 with (3) corrections; **MOTION** by R. O'Brien, and seconded by D.Hilton to approve the minutes with minor changes made; By voice vote: All in favor, none opposed. **MOTION CARRIED 45-0.**
- IV. Treasurer's Report – (T. Cooper)
 - a. MPOA has the funds to get us through the rest of 2025.
 - b. Waiting on final 2024 numbers from audit to get the reports out asap through Mailchimp.
 - c. Next budget meeting will discuss the 2026 budget for approval by the Board at a later date.
- V. Communications –
 - a. Correspondence – NONE
 - b. Public Comments – NONE
 - c. Officer's Report – NONE
 - d. Lake Manager (R. Stowe) See attached report.
 - e. Communications / Commission Reports (A. Freeman) NONE
- VI. Committee / Commission Reports
 - a. Committees
 - i. Building Committee (T. Cooper) The New A/C is working well with the recent heatwave however is stressed due to excessive heat.
 - ii. Finance/Budget Committee (T. Cooper) Next meeting scheduled for Saturday, August 16th and so far meetings are going well.
 - iii. Nominating Committee {R. O'Brien}
 - a. Committee met last month and with no other candidates, R. O'Brien would like to re-nominate M. Nichols as VP and T. Cooper as Treasurer. R. O'Brien's re-nomination was seconded by D. Hilton. By voice vote, all in favor, none opposed, **MOTION CARRIED 45-0.**
 - b. Brad Dennison will not be running for the office of President again next year. He may be staying until the end of his term if a replacement cannot be found. R. O'Brien asked to consider running for President.
 - c. Nominating Committee has to get out the mailing for the proxies asap.
 - b. Commissions
 - i. Lake Use and Water Safety (D. Gallo)
 - a. No issues with VWL PD water patrol so far this season.
 - b. VWL PD has new Chief but the water patrol is the same this year.
 - c. Buoys issues are due to the lower levels of the lake. White Oaks Bay buoy will be moved.
 - ii. Lake Maintenance – (T. Cooper)
 - a. Last rip rap provider is no longer in business for smaller jobs, so we are waiting for proposals from contractors who could offer a lower cost per foot of frontage to help encourage more property owners joining in on repairs. Looking for costs per foot for repairs as well as minimum footage for lower pricing. Also looking to expedite okay for work.
 - iii. Conservation Commission (D. Gallo)
 - a. The Sportsman's Club will hold its Catfish Derby August 16th from 6 pm to 2 am this year. Registration fee is \$20 per person at Shore Hills. We are encouraging fishers to keep the catfish as we have an over abundance in the lake now.
 - iv. Wetlands / Watershed Association – (D. Hilton)
 - a. The Watershed Association will be meeting September 4th at 7 pm at the MPOA office meeting room.

- b. There will be an exhibit to be held later in the year.
- v. Insurance – (D. Hilton / T. Cooper) – NONE
- vi. Membership – (T. Cooper) – NONE
- vii. By-Laws – (R. O'Brien)
 - a. Complaint received regarding AIR BNB participant and neighbor disputes after receiving complaints of septic damages, tree damages, and numbers of people in the rental property at one time. Neighbor also complained of several boats being rented as well. It was suggested that the complainant report those damages to the police. Current by-laws do not address AIR BNBs in their subdivision by-laws. MPOA has no control over the land, only the lake.
 - b. Question regarding non-Hickory Falls #3 and Oakwood Shores subdivisions to find a way to ensure that the MPOA not sell decals to homeowners in their subdivisions who have not paid their dues. It would have to apply to all other subdivisions equally. J. Kunzer brought up a possible way to do this with specific computer programs that subdivisions would need to coordinate with the MPOA technology committee. Subdivisions should look into the costs for such systems for their residents. Subdivisions should also consider the use of electronic locks/keys that could be turned on and off based on dues payment.
- Viii. Technology and Communications – (A. Freeman/J. Kunzer)
 - a. Discussions ongoing with regard to electronic locks on the office doors for access. Waiting for the costs involved.
 - b. Websites for subdivisions and organizations asked if they would have interest in having a link on the MPOA website, which will have costs involved.
 - c. We now have two (2) devices in meeting room to run two (2) televisions at a time for meetings.
- c. Organizational Activities and Events –
 - i. Wonder Lake Ski Team Show – (R. O'Brien)
 - a. Ski team finished 3rd in Nationals.
 - b. Shows will now be at 6:45 pm on Friday going forward till the end of the season.
 - c. Barefoot/Backwards skiers were the highest scoring act for the entire tournament taking first place.
 - d. Women's Swivel Skiers took first place.
 - e. The permanent anchor for the ski team ramp is ready to go.
 - ii. Wonder Lake Yacht Club – (R. O'Brien)
 - a. It has been a slow season for the yacht club with little to no wind on most days.
 - b. Successful Flotilla was held.
 - c. The Progressive Dinner will be held on August 30th. It will be a pig roast. Approximately 18 participants.
 - iii. Snowmobile Organization – TABLED UNTIL WINTER
 - iv. Wonder Lake Community Club – (M. Nichols) NONE
 - v. Village Update – (D. Hilton) –
 - a. The Village now has a full-time Director of Public Works.
 - b. The Hancock Road Project is now ahead of schedule.
 - c. There will be grants available to help pay to connect.
 - d. Residential connection to the system in the future will be possible.
 - vi. Fireworks Commission – (J. Tollini) Fireworks Commission is now moved to under Commissions.
 - vii Lion's Club – (D. Kowalski)
 - a. Participated in Fiesta Days Parade.
 - b. July 13th Car Show was a huge success for food sales.
 - c. Golf Outing scheduled for this weekend has 48 golfers participating.
 - d. Lion's Club has taken 8,000 pairs of glasses to DeKalb.

VII. Unfinished Business –

- a. MPOA vs the Estate of TP Matthews – Attorneys are still in discussions.

VIII. New Business –

- a. Directors' / Officers's – NONE
- b. Next meeting September 10th, 2025 7:00pm at M.P.O.A. Office.

- IX. Adjournment. MOTION to adjourn by R. O'Brien at 8:12 pm; Seconded by D. Kowalski. By voice vote: All in favor, none opposed. **MOTION CARRIED 45-0.**