

Wonder Lake

Master Property Owners Association

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

MPOA

SUBJECT: UNAPPROVED minutes of the Directors of the Master Property Owners Association, Inc., for **Wednesday, December 10th, 2025, at 7:00 p.m.** in the MPOA Office, 7602 Hancock Drive, Wonder Lake, Illinois.

DATE: February 1, 2026

- 1) President Brad Dennison called the meeting to order at 7:00 p.m. Roll Call by Secretary John Kunzer to Establish Quorum. Of total 72 votes, 49 votes present; all are eligible to vote; Quorum of 69% established, M.P.O.A. Officers in attendance: President, Brad Dennison; 1st VP, Dennis Gallo; 2nd VP; Mark Nichols; Secretary, John-Kunzer; Treasurer, Tom Cooper. Staff Present: Recorder: Lori Wienrich.
- 2) Discussion and Approval of Minutes from November 12th, 2025; **MOTION** by D. Gallo, and seconded by D. Hilton, to approve the minutes. By voice vote: All in favor, none opposed. **MOTION CARRIED 49-0.**
- 3) Treasurer's Report – (T. Cooper)
 - i) Budget report has no year-end adjustments yet, but the report is flawed and will be adjusted as needed in the year end report to come at a later date.
 - ii) MPOA currently has no cash issues.
 - iii) Company that was doing dam work has abandoned the project. A new quote **from Brennan Diving a for work from** different company is similar to the others we received. They will do the work as weather permits.
- 4) Communications –
 - i) Correspondence – (B. Dennison) MPOA received a letter of thanks, **and 2 trays of Christmas cookies (to continue the Rayne Gerhardt tradition)** from the **Wonder Lake Chamber of Commerce Community Club** for the use of the meeting room for their Winter Market. They look forward to the 2026 markets.
 - ii) Public Comments –
 - (1) **Jackie Loedin** thanked the MPOA for the use of the meeting room for their Winter Walk and Santa event.
 - (2) Patti Hartmann stated that the Boy Scout troop sends their thanks for the use of the meeting room. Patti was very impressed with what they worked on during the meeting.
 - iii) Officer's Report – (B. Dennison) Lance Kennedy is officially no longer employed by the MPOA for the office.
 - iv) Lake Manager (R. Stowe)
 - (1) See attached report **(make sure we attach the report please).**
 - (2) More information regarding lake matters, especially the current ice conditions and safety, can be found on the MPOA website.
 - v) Communications / Commission Reports (A. Freeman) - NONE
- 5) Committee / Commission Reports
- 6) Committees
 - i) Building Committee (T. Cooper) – Work continues with small projects to gain more storage space in the building.
 - ii) Finance/Budget Committee (T. Cooper) - NONE

MASTER PROPERTY OWNERS ASSOCIATION, INCORPORATED FOR THE WONDER LAKE, ILLINOIS AREA

7602 Hancock Drive, Wonder Lake, Illinois 60097

815-653-1000

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iii) Nominating Committee (R. O'Brien) – **Tabled until June 2026**

7) Commissions

- i) Lake Use and Water Safety (D. Gallo) – The situation with a resident's installation of an aerator to deter ice forming around their dock has been taken care of. It presented a safety hazard for those on the lake during the winter by keeping ice from forming and becoming thicker near the shoreline where aerator was installed. The aerator has been removed.
- ii) Lake Maintenance – (T. Cooper) - NONE
- iii) Conservation Commission (D. Gallo) The Ice Fishing Derby will be held on February 1st, 2026, with February 15th, 2026, as an alternate date if needed, at Lookout Point.
- iv) Wetlands / Watershed Association – (D. Hilton) NONE
- v) Insurance – (D. Hilton / T. Cooper) – No premium amount for 2026 yet. We are awaiting the quote.
- vi) Membership – (T. Cooper) – NONE
- vii) By-Laws – (R. O'Brien) - NONE
- viii) Technology and Communications – (J. Kunzer)
 - (1) A new PC for remote access for Patti has been purchased. Setup is in process.
 - (2) A new password manager has been purchased, and installation is also in progress.
 - (3) Issues with spam email address in Mailchimp coming from Europe have been resolved.
- ix) Fireworks Commission (J. Tollini) – NONE

8) Organizational Activities and Events

- i) Wonder Lake Ski Show (R. O'Brien) **Tabled until May 2026**
- ii) Wonder Lake Yacht Club – (R. O'Brien) **Tabled until May 2026**
- iii) Snowmobile Organization – (R. O'Brien) - NONE
- iv) Wonder Lake Community Club – Please see the public comments.
- v) Village Update (D. Hilton and Tom Cooper) –
 - (1) Work on the Hancock Drive Sewer and Water Project is ahead of schedule.
 - (2) They are working on bringing the water and sewer lines in on Wonder Lake Road.
 - (3) Lift Station work will continue through the winter, weather permitting.
- vii. Lion's Club – (D. Kowalski)
 - (1) The December 1st fundraiser at East End Pizza raised \$230.00 with additional donations of \$50.00.
 - (2) The year end meeting to be held on December 20th, 2025, at Rusty Nail. The next meeting will take place in April of 2026.

2) Unfinished Business –

- i) MPOA vs the Estate of TP Matthews – (D. Hilton) The paperwork for the settlement will be signed by end of 2025.

3) New Business – NONE

4) Directors' / Officers' (D. Hilton)

- i) Tonight is Brad Dennison's last meeting as President. A huge thank you to Brad for all his hard work and service to the MPOA.
- ii) Brad made a statement of thanks and appreciation to the MPOA
- iii) Next meeting January 14th, 2026, 7:00 pm at M.P.O.A. Office. He is proud to have been involved in so many new projects during his tenure as President. He looks forward to more being done during the tenure of the new President, Ray O'Brien.
- iv) Next Directors' Meeting – January 14th, 2026 at 7:00 p.m.

5) Adjournment. MOTION to adjourn by R. O'Brien at 7:49 pm; Seconded by C. Hasse. By voice vote: All in favor, none opposed. **MOTION CARRIED 49-0.**

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Transcribed by: Lori Wienrich, Recorder John Kunzer, Secretary
