

Wonder Lake

Master Property Owners Association

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

SUBJECT: Unapproved meeting minutes of the Directors of the Master Property Owners Association, Inc., for **Wednesday, February 11, 2026, at 7:00 p.m.** in the MPOA Office, 7602 Hancock Drive, Wonder Lake, Illinois.

DATE: March 3, 2026

- I. Call to Order by President Ray O'Brien at 7:00 pm via zoom.
- II. Pledge of Allegiance
- III. Roll Call - Establish Quorum – J. Kunzer, Secretary, called Roll Call. Of a total of 72 votes, 59 are present and all are eligible to vote, a Quorum of 83% is established. Officers in attendance: President R. O'Brien (via Zoom); 1st VP, D. Gallo; Secretary J. Kunzer; Recorder, Lori Wienrich.
- III. Review and Approval of Minutes
 - A. December 10, 2025, Meeting – ~~xxxxxx~~ made a motion to approve the minutes as is, seconded by D. Hilton. By unanimous voice vote of **59-0, Motion Approved.**
 - B. No Minutes Available for the Cancelled January 14, 2026, Meeting for lack of officer quorum, Directors, Delegates and Officers were notified in advance.
- IV. Presidents Report
 - A. Welcome
 - B. New seating arrangements
 1. Horseshoe style
 - a) Officers are on the east side.
 - b) Subdivisions north of Hancock drive sit on the north side and vice versa.
 - c) Audience is on the west side.
 2. Seats are assigned based on the Associations total number of votes.
 - C. Thank you for the new lighting. This has yet to be installed.
 1. Chamber of Commerce for purchase
 2. Community Club for installation
 - D. Identify and publish Goals and Objectives – “What does the MPOA do for you?”

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1. Unify the community.
 2. Grow the Lake Preservation Fund
 3. Continue the Dredging project where it left off. Want to identify a funding source for that project.
 4. Updates
 - a) Bylaws – Work continuing. R. O'Brien explained the misunderstanding regarding the sale of decals for the Ice Fishing Derby. In the end the derby was a huge success. Discussion continued regarding past and future decals needed for such events. This will all be discussed at a later date.
 - b) Building- **NONE**
- V. Communications
- A. Correspondence - **NONE**
 - B. Public Comments - **NONE**
- VI. Officer's Report
- A. 1st VP – Defer to Conservation Commission report
 - B. 2nd VP - **NONE**
 - C. Treasurer's Report - **NONE**
 1. Monthly Balance Sheet - NA
 2. Monthly Expense Report - NA
 - D. Secretary – Defer to the Tech Committee report
- VII. Lake Manager Report – Please see attached Lake Manager Report for details.
- VIII. Committee/Commission Reports
- A. Committees
 1. Building - **NONE**
 2. Finance/Budget – We sold 105 winter use decals.
 3. Communications - **NONE**
 4. Fireworks/Independence Day Celebration – Date of fireworks will be Sunday, July 5th, 2026, to avoid having to pay much higher pricing than if they were held on the 4th.
 5. Nominating - **TABLED UNTIL JUNE**
 - B. Commissions
 1. Conservation Commission (Gallo) Ice Fishing Derby was a success. Great turnout this year. It was attended this year by a lot more children making it a big family event. We had a record number of registrations for the event. Large fish were caught this year, 22" walleye, 17" small mouth bass, and some 11" carp. The Radar Run was held on Super Bowl Sunday and was well attended. Top speed was approximately 103 mph. Many helped to ensure the ice was cleaned up. D. Gallo showed and explained the use of the Wood Duck Houses. They are about 70% occupancy rate. Also discussed ELMA which supports young people who are going into the field of conservation.

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

7602 Hancock Drive, Wonder Lake, Illinois 60097

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2. Lake Use and Water Safety (Gallo) The recent events were very safe and there were no injuries.
 3. Lake Maintenance (Cooper) **NONE**
 4. Membership (Cooper) **NONE**
 5. Wetlands/Watershed Commission (Hilton) Discussions will be held regarding native and non-native plant at the next meeting
 6. Insurance (Hilton) **NONE**. New policy was just received but there is a small increase in the premiums. Information will be available shortly.
 7. By-laws (Nichols) **NONE**
 8. Technology (Kunzer) We now have remote access server which Patti Hartmann is using while out of town. The internet was changed from Comcast to Frontier at a much better price. Zoom voice is also now being used. It also provides an email with a transcript of any voicemails left on the office phone. Total savings on the changes is approximately \$1,000 per year. Soon all Televisions in the meeting room will be able to be used for all to see screens.
- IX. Organizational Activities and Events
- A. Wonder Lake Community Club - **NONE**
 - B. Wonder Lake Chamber of Commerce - **NONE**
 - C. Village Update - **NONE**
 - D. Lions Club - **NONE**
 - E. Snowmobile Organization – Covered in another discussion
 - F. Wonder Lake Water Ski Show Team -**Tabled until May**.
 - G. Wonder Lake Yacht Club -**Tabled until May**.
- X. Unfinished Business
- XI. New Business
- A. Credit Card Acceptance – We will be accepting credit cards after a discussion with our CPA. Due to how we cannot charge a convenience fee for credit card use, the decal pricing will go up by \$5.00 per decal, except for the no motor decals which will go up to \$20.00 per decal. However, if paying by cash or check there will be a \$5.00 discount per decal. B. Dennison made a motion to accept the rise in decal pricing as stated. D. Gallo seconded the motion. Further discussion included the need to raise more money and how this price increase will us to do that. By unanimous voice vote of **59-0, Motion Approved**.
 - B. Lake Use Stickers – non powered already addressed above.
 - C. Permit for 7706 Island Lane was approved by R. O'Brien. The notary requirement was removed.
 - D. Umbrella Insurance limits. No resolution yet.
- XII. Directors Comments. Wonder Center had a question regarding connection of the water and sewer to the MPOA building. Yes, the application was signed and submitted to the Village this past week. An approximate cost is \$8,000.00.R. O'Brien raised a question to Wonder Center

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representative on why the MPOA is being charged \$100 for one lot of dues but the MPOA is only charging Wonder Center \$44.00 for the same lot. Discussion regarding the lowering of that charge or not charging at all for the MPOA office. Wonder Center will get the information requested to R. O'Brien. The Matthews property transfer to the MPOA was completed in December 2025 per director question.

XIII. Reminder to report meeting summaries to your individual boards.

XIV. Next Directors' Meeting – March 11, 2026, at 7:00 p.m.

XV. Adjournment – B. Dennison made a motion to adjourn. D. Brenner seconded the motion. By unanimous voice vote of **59-0, Motion Approved.**