

# Wonder Lake

## Master Property Owners Association

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**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, March 11, 2026, at 7:00 p.m.** in the MPOA Office, 7602 Hancock Drive, Wonder Lake, Illinois which was recorded on Zoom.

**DATE:** April 2, 2026

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- I. Call to Order – D. Gallo called the meeting to order at 7:06 p.m.
- II. Pledge of Allegiance
- III. Roll Call - Establish Quorum J. Kunzer, Secretary, conducted the roll call. Out of 72 possible votes, 63 members are present and eligible to vote, establishing a quorum with 88.7% attendance. Officers in attendance include President R. O'Brien (via Zoom), 1st Vice President D. Gallo, Treasurer T. Cooper (via Zoom), Secretary J. Kunzer, and Recorder Lori Wienrich.
- IV. D. Gallo turned the meeting over to R. O'Brien on Zoom.
- V. Review and Approval of Minutes from February 11, 2026, Meeting which was recorded on Zoom. Minor changes made per R. O'Brien. T. Cooper made a motion to approve the minutes with minor changes as discussed, seconded by D. Gallo. By unanimous voice vote of **63-0, Motion Approved.**
- VI. Communications
  - A. Correspondence – R. O'Brien has received a request to create a committee to maintain the history of Wonder Lake. This will be on the agenda for the April Director's Meeting.
  - B. Public Comments - **NONE**
- VII. Officer's Report
  - A. 1<sup>st</sup> VP – (Gallo) deferred to the Lake Use Report.
  - B. 2<sup>nd</sup> VP – **NOT PRESENT**
  - C. Treasurer's Report – (Cooper) - State and Federal taxes for 2025 have been completed by the CPA. No taxes owed for the year.
    1. Monthly Balance Sheet – Waiting for the report to be copied into MPOA computer from CPA
    2. Monthly Expense Report - Waiting for the report to be copied into MPOA computer from CPA
  - D. Secretary – (Kunzer) - **NONE**
- VIII. Lake Manager Report – (Stowe) - Please see the attached report

**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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### IX. Committee/Commission Reports

#### A. Committees

1. Nominating Committee – **Tabled until June**
2. Building – (Cooper) – New lighting to be installed soon, new entry door lock has yet to be installed, and we have a need for additional outlets to be installed in the large meeting room.  
Finance/Budget – (Cooper) - **NONE**
3. Communications – (Kunzer) – We continue working on credit card issues.
4. Fireworks/Independence Day Celebration - **NONE**

#### B. Commissions

1. Conservation Commission (Gallo) – Cleaning of wood duck houses will be done as volunteers are available.
2. Lake Use and Water Safety (Gallo) –
  - a) The frozen object reported to be in the Lake was a catfish.
  - b) On February 17<sup>th</sup> there was a report of an ATV that had fallen into the lake. No injuries reported and owner had a company come out to remove the ATV that day.
  - c) On February 21<sup>st</sup> a body was reported to be under the ice. The MPOA sends its condolences to the family on their loss. The Sheriff's Department is investigating, and the Fire Department was able to remove the body. This is the first death on the lake in approximately 10-12 years.
  - d) On May 2<sup>nd</sup> the buoys will be going into the lake for the boating season.
3. Lake Maintenance (Cooper) –
  - a) There is no new information on the silt sales currently.
  - b) Defers to the Lake Manager's Report.
4. Membership (Cooper) - **NONE**
5. Wetlands/Watershed Commission (Hilton) – An application has been filed for a grant for a walkway and plants for the Thompson Road project. Volunteers welcome.
6. Insurance (Hilton) – Premium increased by approximately 9% which is about a \$2000-\$3000 increase overall.
7. By-laws (Nichols) – **NONE**
8. Technology (Kunzer)

Commented [R01]: Nominating committee in June

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- a) New phone system is working well.
  - b) Internet with Frontier is faster and less expensive than the previous provider.
  - c) No payments can be accepted by credit card in the office.
  - d) The MPOA Community Calendar is now online for use in scheduling meetings at the MPOA.
  - e) Decals can be given with proof of online credit card payments.
- X. Organizational Activities and Events
- A. Wonder Lake Community Club – **NONE**
  - B. Wonder Lake Ski Team – **Tabled until May**
  - C. Wonder Lake Yacht Club – **Tabled until May**
  - D. Wonder Lake Chamber of Commerce - **NONE**
  - E. Village Update - **NONE**
  - F. Lions Club - **NONE**
  - G. Snowmobile Organization - **NONE**
- XI. Unfinished Business
- A. Reserve Study – pending officer review.
  - B. Umbrella Insurance limits – (Hilton) Checking on this matter.
- XII. New Business - **NONE**
- XIII. Directors Comments - **NONE**
- XIV. Reminder to report meeting summaries to your individual boards.
- XV. Next Directors' Meeting – April 08, 2026, at 7:00 p.m.
- XVI. Adjournment - D. Hilton made a motion to adjourn, seconded by D. Gallo. By unanimous voice vote of **63-0, Motion Approved. Meeting adjourned at 7:46 pm.**

Commented [RO2]: Ski team and Yacht club May