

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, August 12th, 2026 at 7:00 p.m.** in the MPOA Office, 7602 Hancock Drive, Wonder Lake, Illinois.

DATE: August 31, 2026

The meeting was broadcast and recorded on Zoom

I. CALL TO ORDER

The meeting was called to order at approximately **7:00 p.m.**

II. Pledge of Allegiance

III. ROLL CALL / QUORUM

Roll call was conducted by the Secretary.

Officers Present:

- Ray O'Brien, President
- Dennis Gallo, First Vice President
- Mark Nichols, Second Vice President
- Tom Cooper, Treasurer
- John Kunzer, Secretary

Delegates Present:

- Deep Spring Woods #1 – Ray O'Brien
- Deep Spring Woods CC – Bill Loeding (for Robert Schwerdtfeger)
- Hickory Falls #1 & #2 – Richard Schascheck (for Steve Erickson)
- Highland Shores – Dave Brenner
- Indian Ridge – Gigi Faso
- Lookout Point – Dale Kowalski
- Shore Hills – Chuck Haase
- St. Francis Heights – Mark Nichols
- White Oaks Bay – Michael Hollingsworth

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- Wildwood – John Kunzer
- Wonder Center – Dino Salerno
- Wonder Woods – Dennis Gallo
- Wooded Shores – Dick Hilton

The Secretary reported that 73.2% of the eligible votes were represented and five officers were present. Quorum was established.

IV. REVIEW AND APPROVAL OF PREVIOUS MINUTES

The June 10 and July meeting minutes were presented for review. Corrections previously submitted by Dennis and Ms. Hartman had been incorporated.

A correction was raised concerning a prior vote in which a delegate's voting weight was recorded as one vote when the delegate stated that the proper voting weight was three votes.

Motion

Motion: Approve the June and July minutes as modified.

Moved by: Mr. Hilton

Seconded by: Mr. Brenner

Vote: By unanimous voice vote, Motion Approved.

V. President's Corner

1. The President welcomed attendees and wished everyone a happy summer.
2. The President also acknowledged that the previously distributed agenda had contained errors because AI tools, including ChatGPT and Copilot, had been used to assist with preparation and the agenda had not been fully reviewed before distribution. The President stated that the agenda had subsequently been reviewed and modified.

VI. Communications

A. Correspondence

No report.

B. Public comments

No Comments.

VII. Officer Reports

A. First Vice President

No report.

B. Second Vice President

No report.

C. Treasurer

1. The Treasurer reported that there was nothing remarkable to report and that the organization was expected to proceed through the end of the year.

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D. Secretary

1. The Secretary requested that all directors provide updated delegate information, particularly where elections or other changes had occurred.
2. Directors were asked to provide updated delegate names and email addresses to the office so the organization can maintain accurate meeting and convention notification lists.
3. The upcoming convention was identified as occurring in October, making accurate delegate information important for quorum, proxies, and meeting notices.

VIII. LAKE MANAGER REPORT

1. Approximately 3.2 inches of rainfall recorded for July.
2. July's seasonal average was reported as approximately 3.4–3.6 inches.
3. July 2026 was reported as the warmest July since the record began in 1995.
4. Despite conditions favorable for harmful algae blooms, no calls concerning harmful algae blooms had been received.
5. Members were reminded not to allow grass clippings or other organic material to enter the lake.
6. The dam embankment, spillway, and area below the dam are off-limits and constitute a trespassing concern.

IX. COMMITTEE / COMMISSION REPORTS

A. Committees

1. Building Committee

1. The Building Committee reported that roof-related work was being prepared because leaks were worsening.
2. The roof project is also being coordinated with future HVAC requirements so that future units can be accommodated without interfering with other planned construction.
3. Mold removal and painting were discussed, with the understanding that painting should not occur until the water intrusion issue is addressed.

2. Finance & Budget

1. The Executive Committee was reported to be continuing its work, with a final meeting scheduled for the following day.
2. Information concerning upcoming committee meetings was expected to be distributed through the website, calendar, Facebook and/or MailChimp.

3. Communications Committee

No report.

4. Independence Day Committee

No report

5. History Committee

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1. A committee meeting was scheduled for the following day at 2:00 p.m. Members were still seeking historical materials.

6. Bylaw Committee

1. The committee is working on grammatical corrections, updating the list of subdivisions and making other previously discussed changes.
2. The committee expects to be ready to present proposed changes in September for consideration by the directors and subsequent convention vote.
3. Discussion also occurred concerning whether the subdivision list should remain in the bylaws or instead be maintained as a separate document. The concern was that including a frequently changing list in the bylaws could require additional legal/state filing work whenever the list changes.

7. Technology Committee

No report.

8. Nominating Committee

1. The Nominating Committee reported that it is working on the matter and expects to have it resolved by the next meeting.

B. COMMISSIONS

1. Conservation Commission / Sportsman's Club

1. 47 participants in the catfish derby.
2. 199 fish caught.
3. Largest fish: 8.1 pounds, caught by Bob Shell.
4. A trap shoot was scheduled for August 16 at Pell Lake.
5. The club is working with an Eagle Scout on a crappie habitat project.
6. The plan is to establish approximately **60 crappie pots**.
7. Locations are expected to correspond with areas where fish habitat was previously installed.
8. Fish stocking is planned for the fall; species had not yet been determined.

2. Lake Use / Water Safety

1. The committee reported relocation of several buoys in Party Bay.
2. Discussion also concerned boats anchoring in the middle of the lake near the dam in an area used for wakeboarding, surfing, tubing and other water activities.
3. The concern was identified as a potential safety issue. Members discussed whether the matter should be reported to law enforcement if it continues.

3. Lake Maintenance

1. Six new buoys had been delivered. The plan is to begin replacing buoys that are currently on the bottom of the lake.

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4. Membership

No report.

5. Nippersink Watershed Commission

1. The next meeting was identified as **Thursday, September 3**, at 7:00 p.m. at the MPOA meeting location.

6. Insurance Commission

No report.

7. Technology

No Report

8. Sediment Sales

1. No buyers currently available,
2. Efforts continue regarding a potential delivery to Mr. Schrader, but recent precipitation has delayed the process.

X. ORGANIZATIONAL ACTIVITIES / EVENTS

1. Community Club Christmas Walk

1. The Community Club requested permission to use the MPOA space on Saturday, December 5 for its Christmas Walk.
2. **Motion:** Permit the Community Club to reserve the space for its Christmas Walk on December 5, 2026.
3. **Moved by:** Mr. Loeding
Seconded by: Mr. Salerno.
Vote: By unanimous voice vote; **Motion Carried.**
4. The Chair noted that future reservations can be handled using a simple form through the office rather than requiring a presentation to the directors.

2. Wonder Lake Water Ski Team

1. The Water Ski Team reported a fourth-place national finish.
2. The remaining August ski shows were reported as beginning at 6:30 p.m. instead of 7:00 p.m.

3. Yacht Club

1. The last flotilla had 11 boats.
2. The Venetian Parade had been rescheduled because of weather.
3. The exact rescheduled date was not confirmed during the meeting.
4. Sunday morning sailing races are continuing.
5. Four boats participated in the most recent races.
6. A class-designator item had been lost and was reported to be at the bottom of Wonder Lake.

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4. Village Report

1. The Village President did not have a prepared report.
2. A subsequent report stated that ownership of a bridge between Shore Hills and Wooded Shores had been transferred to the Village of Wonder Lake.
3. Received a ComEd grant of approximately \$600–\$800 for plantings intended to enhance both sides of the bridge

5. Lions Club

1. The Lions Club reported its golf outing scheduled for August 28 at Boone Creek.
2. The event was described as the club's major annual fundraiser, with golf, sponsorship opportunities, dinner and raffles.

XI. UNFINISHED BUSINESS

1. KSN Collections

1. The MPOA reported **five active collections**.
2. All five are in some form of repayment process or stay arrangement. One was expected to come up at the end of August, while three were actively paying.
3. The next group of collections covered by the MPOA was expected to be sent to KSN around September.
4. NEW COLLECTION POLICY REQUIREMENTS

A significant discussion concerned the new Illinois collections-policy requirements.

KSN reportedly quoted approximately \$550 for preparation of a collections policy for an individual organization.

The possibility of creating one policy for multiple MPOA subdivisions was discussed, but KSN reportedly advised against using one generic policy because the governing documents and organizational circumstances of individual subdivisions may differ.

Discussion included the importance of having clearly established:

- Dues due dates
- Initial notices
- Subsequent notices
- Collection timelines
- Procedures for turning accounts over to KSN
- Consistent enforcement

The importance of consistently applying collection procedures was emphasized.

The discussion also reported approximately \$640 in upfront costs per delinquent property in one subdivision's recent experience, with those costs potentially being recovered through collection.

The group discussed whether associations could take possession of properties following foreclosure and potentially rent them to recover unpaid dues.

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A potential conflict with the Village's short-term-rental limitations was raised, particularly concerning a possible 28-day limitation. The matter was identified as something that may need to be discussed with the Village.

The discussion also addressed documentation KSN may require, including bylaws, corporate/Secretary of State documents, deeds and potentially declarations of governance.

The discussion emphasized that collection procedures must be applied consistently and that bylaws should generally remain broad while detailed procedures may be better maintained in policies.

ACTION ITEMS

MPOA / Directors

- Review the new collection-policy requirements.
- Determine what changes, if any, are required to MPOA/subdivision governing documents.
- Establish appropriate collection timelines and written procedures.
- Consider coordination with KSN.
- Consider whether the Village's short-term-rental rules could affect property possession/rental following foreclosure.
- Distribute KSN information to the directors/membership through MailChimp once the information is received.

2. BOAT STICKER REGISTRATION REVIEW POLICY

1. The President reported that KSN had been asked to conduct deed research concerning the boat sticker registration policy.
2. Approximately 19–29 questions had reportedly been submitted for review.
3. The matter remains pending and is expected to return to the Bylaw Committee for presentation at the next meeting, with a vote concerning whether to take the matter to the Directors' Meeting.
4. Conflicting discussion regarding whether the matter should be handled through bylaws or policy.

CARRY FORWARD

Bylaw Committee / ASM: Complete deed research and return the boat-sticker registration matter for September review.

17. BUILDING ROOF REPAIR

1. The roof repair was discussed again.
2. The Chair stated that the work needs to begin soon because failure to address the problem could result in a much more extensive and expensive complete roof tear-off.

Building Committee: Proceed with roof repair planning and report status at the September meeting.

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18. DIRECTORS' COMMENTS

A raffle was discussed, including winners and the disposition of proceeds back into the Preservation fund.

A question was raised concerning the possibility of obtaining group pricing for public beach licenses associated with subdivision beaches. The response indicated that group pricing was not currently available because the individual beach ownership structure makes each entity responsible for its own licensing.

19. CLOSING / NEXT MEETING

Members were reminded to report meeting summaries to their individual boards.

The next MPOA meeting was announced for:

Wednesday, September 9, 2026 — 7:00 p.m.

Location: MPOA meeting room

The Chair then entertained a motion to adjourn.

Adjournment Motion

Moved by: Mr. Hilton

Seconded by: Mr. Kowalski

By unanimous voice vote, Motion Carried.

Meeting adjourned at 8:00 pm.
