

MASTER PROPERTY OWNERS' ASSOCIATION, INC.
DIRECTORS MEETING MINUTES

July 8th, 2026

The meeting was broadcast on Zoom.

I. CALL TO ORDER

President Ray O'Brien called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL – ESTABLISH QUORUM

Officers Present:

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

Delegates Present:

- Deep Spring Woods #1 – Ray O'Brien
- Deep Spring Woods CC – Robert Schwerdtfeger
- Hickory Falls #1 & #2 – Steve Erickson
- Indian Ridge – Gigi Faso
- Lookout Point – Dale Kowalski
- St. Francis Heights – Mark Nichols
- Sunrise Ridge Association – John Naatz
- White Oaks Bay – Michael Hollingsworth
- Wildwood – John Kunzer
- Wonder Woods – Dennis Gallo
- Wooded Shores – Dick Hilton
- Dennison Properties – Brad Dennison
- Meadows of West Bay – Cindy Clayton

The Secretary reported that 62% (44) of the eligible votes were represented and five officers were present.

Quorum was established.

IV. REVIEW AND APPROVAL OF MINUTES FROM June 10th, 2026 MEETING

June Director's Meeting minutes are unavailable currently due to technical difficulties and are tabled until August 12th, 2026 meeting.

V. PRESIDENT'S CORNER

President O'Brien reported:

- A. Fourth of July Weekend Review: The funds needed for the celebration fireworks are still coming in thanks to the addition of Zelle and Venmo payments now being available year-round.
- B. Lake Operations and Water Level Update: Letters were sent out regarding the recent lake closing to help explain how decisions are made.
- C. Dam Repair Project Update: Invoice of \$123,073.00 has been paid.
- D. Building Improvements Update: Roof repair estimates remain pending due to an active leak in the roof.

VI. COMMUNICATIONS

- A. Correspondence
 - 1. Resident Communications: Lake Closure correspondence discussed.
 - 2. Other Correspondence: No Report
- B. Public Comments: No formal public comments were presented.

VII. OFFICER'S REPORTS

- A. First Vice President: No Report
- B. Second Vice President: No Report
- C. Treasurer's Report:
 - 1. Monthly financial statements reviewed – adequate operating cash remains available following payment of the dam project
 - 2. Monthly Balance Sheet: Reviewed
 - 3. Monthly Expense Report: Reviewed
- D. Secretary: No Report

VIII. LAKE MANAGER REPORT: Randy Stowe submitted a written report. Please see attached report.

- A. Lake Conditions: Lake closure correspondence discussed.

B. Dam Repair Status: Dam inspection tentatively scheduled for October 16, 2026.

C. Water Quality Update: Lake conditions and algae advisory presented.

D. Maintenance Activities: No report

IX. COMMITTEE/COMMISSION REPORTS

A. Committees

1. Building

- a. Awaiting the estimate for the roof repairs to be done.
- b. 2nd A/C unit is not working properly.
- c. Finance/Budget: Committee will be looking at the upcoming calendar to decide on a date for their next meeting.

2. Communications: No Report

B. Fireworks/Independence Day Celebration Committee:

- a. Congratulations to John Tollini, the Independence Day Celebration Committee and volunteers for their hard work in making this one of the best celebrations to date. Many comments coming in on the best fireworks show we have had.
- b. Over 50 volunteers helped us collect and meet our projected goals for the fireworks Collections on the East side collections totaled \$12,860.00, and the West side collections were \$6,896.
- c. Special thanks to Cindy Clayton as this year's top collector of donations. She collected an average of \$1,068 per hour and volunteered 8 times to be a volunteer corner collector.

C. History Committee: Committee organized, storage space and future budget request discussed.

B. Commissions

1. Conservation Commission:

- a. The June 7th, 2026 Carp Derby caught 106 fish, and the largest carp was 10.6 pounds.
- b. The June 14th, 2026 Kid's Fishing Derby had 95 fish caught, the largest of which were a 29" Carp, and a 23" Catfish. A special thanks to East End Pizza for their food and pizza donations.
- c. The June 20th, 2026 Carp Bow Shoot had nine (9) boats. 131 Carps were caught, the largest being 10 pounds 4 ounces.
- d. The Catfish Derby is scheduled for August 8th, 2026

2. Lake Use and Water Safety:

- a. The WL Police Department was notified that kayaks/canoes would not be allowed this year during the fireworks display, to help avoid accidents.
 - b. The buoys have been repositioned.
 - c. So far, the decal sales are at \$56, 585.00 this season.
 - d. The Fire Department boat is currently out of service due to needed repairs.
- 3. Lake Maintenance: No Report
- 4. Membership: No Report
- 5. Wetlands/Watershed: Commission is currently applying for a \$6,600 grant to help fund upcoming projects on the Nippersink Waterway.
- 6. Insurance: Volunteer coverage confirmed by carrier.
- 7. Technology: Chris Wilson is currently looking into a payroll app to help make our payroll much easier.
- 9. Sediment Sale: No Report
- 10. By-Laws:
 - a. The current volunteers for this Committee are Mark Nichols, Dick Hilton, John Tollini, Patti Hartmann and Ray O'Brien.
 - b. The Committee is hoping to have its first meeting in September.

X. ORGANIZATIONAL ACTIVITIES AND EVENTS

- A. Community Club: No Report
- B. Chamber of Commerce has been disbanded
- C. Ski Team:
 - a. Anchors are now in the water. Special thanks to Tom Cooper for his assistance.
 - b. First tournament is this weekend.
- D. Yacht Club: Rayne Rides had 10 boats and 175 passengers this year.
- E. Village: No Report
- F. Lions Club:
 - a. The Car Show raffle ticket sales helped provide scholarships and glasses again this year.
 - b. Two children went to the Lion's Club Camp and others received glasses.
 - c. The Annual Golf Outing is set for August 28th at Boone Creek.

XI. UNFINISHED BUSINESS

A. KSN Collections Update: Negotiations ongoing on two files currently.

XII. NEW BUSINESS

A. Nominating Committee: Dick Hilton will chair with volunteers of Michael Hollingworth, Bob Schwerdtfeger, Cindy Clayton and Steve Erickson

B. Independence Day Operations After-Actions Review: No report

C. Budget Planning for 2027: No report

D. Additional New Business as Presented: No report

XIII. DIRECTORS COMMENTS

A. Discussion included subdivision contact information, title company notifications, and HOA disclosures during property transfers.

XIV. REMINDER TO REPORT MEETING SUMMARIES TO YOUR INDIVIDUAL BOARDS

President O'Brien reminded delegates and directors to report MPOA activities back to their respective organizations.

XV. NEXT DIRECTORS' MEETING

The next Directors' Meeting will be held August 12th, 2026, at 7:00 p.m.

XVI. ADJOURNMENT

A motion was made by Robert Schwerdtfeger, seconded by John Naatz to adjourn the meeting.

By unanimous voice vote, Motion Approved.

The meeting adjourned at 7:55 pm.

Respectfully submitted,

Lori Wienrich

Recording Secretary

Master Property Owners' Association, Inc.

ATTACHMENTS

Attachment A

Lake Manager's Report July 8th, 2026

Submitted by:

Randy Stowe

Lake Manager

Summary:

- Invoice for Wonder Lake Dam sluice gate repairs and upgrades have been received, reviewed and approved for payment. Final invoiced amount was \$123,073.00.
- The annual inspection of the Wonder Lake Dam and Sediment Drying Facility has been tentatively scheduled for October 16th, 2026.
- With long-range forecast for a warmer than average summer and fall, it's important to keep in mind that there is a higher chance of Harmful Algae Blooms. Please keep this in mind when allowing dogs to enter the water.