

MASTER PROPERTY OWNERS' ASSOCIATION, INC.
DIRECTORS MEETING MINUTES

June 10th, 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

Delegates Present:

- Deep Spring Woods #1 – Ray O'Brien
- Deep Spring Woods CC – 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
- Sunrise Ridge Association – John Naatz
- White Oaks Bay – Michael Hollingsworth
- Wildwood – John Kunzer
- Wonder Center – Dino Salerno
- Wonder Woods – Dennis Gallo
- Wooded Shores – Dick Hilton

- Dennison Properties – Brad Dennison
- Meadows of West Bay – Cindy Clayton

The Secretary reported that 88.7% (63) of the eligible votes were represented and five officers were present.

Quorum was established.

IV. REVIEW AND APPROVAL OF MINUTES FROM May13th, 2026 MEETING

A motion was made by Dick Hilton, seconded by Dave Brenner to approve the May 10th, 2026 minutes as written.

By unanimous voice vote, Motion Approved.

V. PRESIDENT'S CORNER

President O'Brien reported:

- A. Dam Repair Project Update: Dam repairs have been completed, with an approximate cost of \$102,000.00 as quoted. No billing has been received yet.
- B. Fireworks and Independence Day Preparation: The Grand Marshalls for the parade will be the Chiefs from the Police and Fire Departments.
- C. Building Improvements: Painting to the office and large meeting room will be provided free of charge by Certa Pro Painters.
- D. Presentation by Ann Freeman and Greg French on ways to raise funds: Their proposal is to begin a Non-Profit called the Wonder Life Fund, which can receive funds that our 501 C3 cannot. Working with the Nippersink Watershed Association would allow the NWA to receive donations then fund MPOA projects with those donations. The MPOA would approve all uses of those funds. Patti Hartmann suggested a t-shirt donation sale during the 4th of July festivities. The donation price of the t-shirts would be \$50.00 each. Further discussions will take place soon.

VI. COMMUNICATIONS

A. Correspondence

1. Resident Communications: Recent complaints received regarding kids on Jet Skis racing around buoys has been taken care of and the Mannion Paddle Boat has been returned.
2. Lake Access Inquiries -New application/pass for contractors/guests to be used for each project when contractors are on the water, as well as for guest passes being requested. Fee remains at \$50.00
3. Construction / Lake Use Issues: Please see Lake access inquiries above.
4. Other Correspondence: No report.

B. Public Comments: No formal public comments were presented.

VII. OFFICER'S REPORTS 50.00 each for 72 hours.

A. First Vice President: Donations for the Preservation Fund were received from The Yacht Club, \$400.00, Wonder Woods Subdivision, \$2137.00, and Deep Spring Woods subdivision, \$1000.00.

B. Second Vice President: No report.

C. Treasurer's Report

1. Monthly Balance Sheet – Printed report attached.
2. Monthly Expense Report – Printed report attached.

D. Secretary: No report.

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

- A. Dam Repair Status – Repairs have been completed on the sluice gates and protective structure have been placed.
- B. Spillway Improvements: Insurance has been notified of all repairs.
- C. Lake Conditions: Lake is now open.
- D. Maintenance Activities: Thank you to Wonder Woods Subdivision for the use of their launch for the repairs, as well as for their assistance with the dam repairs.

IX. COMMITTEE/COMMISSION REPORTS

A. Committees

1. Building: No report.
3. Finance/Budget: Budget Committee will be meeting in approximately one week.
4. Communications: No report.
4. Fireworks/Independence Day Celebration Committee:
 1. Volunteers are still needed for the West side collections.
 2. Collections are still short approximately \$16,000.00.
5. History Committee: The committee is working on setting a date for their first meeting.

B. Commissions

1. Conservation Commission: Carp Kill/Carp Bow Shoot was very successful.
2. Lake Use and Water Safety: Decal sales so far this season are \$48,545.00, and most of the sales have been for kayaks and canoes.
3. Lake Maintenance: No report.
4. Membership: No report.
5. Wetlands/Watershed: Next meeting scheduled for June 11th, 2026, in the MPOA meeting room.
6. Insurance: Patti Hartmann will be providing the numbers for this soon.

7. Technology: No report.
8. Sediment Sale: Still looking for prospects for the sale of the sediment. Micro Dredging Company is a possibility.
9. By-Laws: Anyone with proposed amendments to the by-laws should submit them soon.

X. ORGANIZATIONAL ACTIVITIES AND EVENTS

A. Community Club: No report.

B. Chamber of Commerce: No report.

C. Ski Team:

1. Ski Team has had two shows so far this season.
2. First tournament is end of June.
3. They are working on the setting of the buoys.

D. Yacht Club: Next event is June 13th, 2026, the Flotilla.

E. Village: No report.

F. Lions Club:

1. Lions Club is back in business.
2. Two scholarships have been provided to McHenry High School students.
3. Provided dessert for the Ingleside Camp.
4. Raffel tickets are still available for purchase.
5. The golf tournament is scheduled for August 28th, 2026 at Boone Creek.

XI. UNFINISHED BUSINESS

A. KSN Collections Update: Collections on five residents in Hickory Falls #3 are progressing.

B. Contractor Lake Use Permit Committee Report:

1. The process for obtaining permits for rip rap, steel seawalls etc., is currently being streamlined with updated forms and procedures to help the process move faster.
2. Minor dredging needs a separate permit.
3. Motion by Dennis Gallo to approve proposed changes to the permission form, seconded by Dick Hilton, that notary requirement be removed. By voice vote, 62 yay and 1 nay (Naatz). Motion approved.

C. Lake Use Decal Eligibility Review

1. Lake Use Committee Recommendation: No decisions have been made yet. Consideration for changes is currently being reviewed.

2. Discussion and Possible Action:

1. Motion was made by D. Hilton to recommend the changes being considered to the by-laws committee. Motion seconded by B. Dennison. By voice vote of 62 yay and 1 nay by R. Schacheck. Motion carried.

D. Sediment Sale Project Update: No report.

XII. NEW BUSINESS

A. Independence Day Operations and Volunteer Coordination:

1. Wonder Woods Subdivision donated \$2,107.50
2. The Dennison Family donated \$1,000.00
3. The Sportsman's Club donated \$250.00
4. The Yacht Club donated \$560.00

B. Fireworks Fundraising and Street Collection Update:

1. Top street collection goes to Cindy Clayton, who collected \$697.00.

C. Additional New Business as Presented

XIII. DIRECTORS COMMENTS

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 July 8th, 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 9:03 p.m.

Respectfully submitted,

Lori Wienrich

Recording Secretary
Master Property Owners' Association, Inc.

ATTACHMENTS

Attachment A
Lake Manager's Report
June 10th, 2026

Submitted by:
Randy Stowe
Lake Manager

Summary:

- Dam spillway repairs and upgrades were successfully completed.
- Engineered steel plate protective structure, was installed to minimize the potential for future woody debris damage to the shafts.
- Existing concrete and steel protective structure on east side of spillway was examined by the dive team and found to be in good structural condition and was retained.
- Invoice from marine contractor is expected shortly and will be reviewed for approval and payment.
- The insurance carrier was notified of the completion of the sluice gate project.
- Thank you to Wooded Shores for allowing the contractor to use their boat ramp.