

MASTER PROPERTY OWNERS' ASSOCIATION, INC.  
DIRECTORS MEETING MINUTES

May 13, 2026

The meeting was broadcast and recorded on Zoom.

I. CALL TO ORDER

President Ray O'Brien called the meeting to order at 7:05 p.m.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

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 – Rodney Schwerdtfeger
- Hickory Falls #1 & #2 – Steve Erickson
- Indian Ridge – Gigi Faso
- Lookout Point – James O'Brien - Delegate
- Shore Hills – Dave Crook, President in place of Director Hasse
- St. Francis Heights – Mark Nichols
- Sunrise Ridge Association – John Natz
- Sunrise Ridge Estates – Charles Baxa
- 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 69% of the eligible votes were represented and five officers were present.

Quorum was established.

#### IV. REVIEW AND APPROVAL OF MINUTES FROM APRIL 8, 2026 MEETING

Corrections were made to the April 8, 2026 minutes identifying Brad Dennison as the seconder of the motion establishing the History Committee and identifying committee volunteers as Cindy Clayton, Dick Hilton, Tom Cooper, Patty Hartman, and Rick Berndt as Co-Chair.

A motion was made by Dick Hilton, seconded by John Matz to approve the April 8, 2026 minutes as amended.

By unanimous voice vote, Motion Approved.

#### V. PRESIDENT'S CORNER

President O'Brien reported:

- A. Dam repairs have begun and divers are actively working at the dam.
- B. Lighting modifications were made in the meeting room to improve projector visibility.
- C. Minor room layout changes were completed.
- D. The MPOA newsletter has been distributed.
- E. MPOA authorized the local bank to utilize the MPOA parking lot during its construction project.

#### VI. COMMUNICATIONS

##### A. Correspondence

##### 1. Sunrise Ridge Estates Lake Access Inquiry

President O'Brien reviewed correspondence received from Sunrise Ridge Estates resident Luke Roman regarding boat launch access. A written response outlining MPOA's position and limitations regarding subdivision access was provided.

##### 2. Construction Complaint

A communication regarding construction activity and sediment concerns was received and referred to the appropriate authorities.

##### 3. Captain Rod's Launch During Lake Closure

Correspondence was received concerning construction barge activity during a lake closure period. MPOA reminded residents and contractors that lake closures apply to all motorized activity unless specifically authorized.

#### 4. Pump Rental Request

A resident requested MPOA rent pumps to alleviate flooding conditions. The request was denied due to operational and practical limitations.

#### 5. Fuel Spill Incident

The Board reviewed correspondence from the Wonder Lake Fire Protection District regarding a fuel spill involving a pontoon boat. IDNR responded to the incident and no additional remediation was required.

#### 6. White Oaks Bay Donation

White Oaks Bay Association presented a donation of \$2,250 to the Lake Preservation Fund.

#### 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 Balance Sheet

Treasurer Cooper reported total assets and liabilities of approximately \$4,678,072.68.

##### 2. Monthly Expense Report

Discussion was held regarding reducing printing costs by distributing meeting materials electronically.

#### D. Secretary

No report.

## VIII. LAKE MANAGER REPORT

Lake Manager Randy Stowe submitted a written report.

Updates included:

- Continued dam repair activities.
- Shaft repairs and straightening.
- Ongoing demolition work associated with the dam rehabilitation project.

## IX. COMMITTEE/COMMISSION REPORTS

### A. Committees

#### 1. Building Committee

- Door access controls are being relocated.
- Interior painting is being donated by Lori Wienrich and family.
- Members were reminded to clean up after meetings.

#### 2. Finance/Budget Committee

No report.

#### 3. Communications Committee

No report.

#### 4. Fireworks/Independence Day Celebration Committee

The celebration schedule was updated:

- July 4: Parade, Ski Show, and Venetian Night.
- July 5: Fireworks and Rayne Rides.

#### 5. History Committee

No report.

### B. Commissions

#### 1. Conservation Commission

Dennis Gallo reported:

- Sportsman's Club Bass Derby held May 3.
- Twenty-three boats participated.
- Fifty fish were caught.
- Largest fish weighed 4.25 pounds.
- Ongoing debris removal efforts continue.

## 2. Lake Use and Water Safety Commission

Fifty-six buoys were installed around the lake. A new buoy location was added near the bridge abutment hazard area.

## 3. Lake Maintenance Commission

Lake maintenance activities focused on debris removal and dam repair coordination.

## 4. Membership Commission

No report.

## 5. Wetlands/Watershed Commission

Dick Hilton reported:

- Meeting scheduled for May 14.
- Grant applications submitted for erosion control and watershed projects.

## 6. Insurance Commission

Insurance certificate distribution remains delayed due to agency transition.

## 7. Technology Commission

John Kunzer reported:

- Continued paperless initiatives.
- Online room reservation calendar available.
- Electronic employee timesheet trial implemented.

## 8. Sediment Sale Commission

Potential purchasers continue to evaluate sediment material. Site drying conditions continue to delay removal operations.

## 9. By-Laws Commission

No report.

## X. ORGANIZATIONAL ACTIVITIES AND EVENTS

### A. Community Club

No report.

### B. Chamber of Commerce

No report.

### C. Ski Team

The ski team reported preparations for the summer season.

### D. Yacht Club

The Yacht Club announced Rayne Rides will be held July 5 and requested volunteer pontoon boat operators.

### E. Village

No report.

### F. Lions Club

No report.

## XI. UNFINISHED BUSINESS

### A. KSN

President O'Brien reported that collection actions have begun and delinquent accounts are producing results.

### B. Contractor Lake Use Permit

No report. Recommendations are expected at a future meeting.

## XII. NEW BUSINESS

### A. Construction Complaints – Director Haas not present

Construction runoff concerns were discussed. The Village indicated corrective actions had been taken.

### B. Sticker Sales – Director Natz

Director Natz raised concerns regarding issuance of lake-use decals to residents who are delinquent in subdivision dues.

A motion was made by Dick Hilton, seconded by Dino Salerno to refer the issue of lake-use decal eligibility for residents with unpaid subdivision dues to the Lake Use Committee for review and recommendation.

By unanimous voice vote, Motion Approved.

#### C. Donated Door Lock

The Board discussed the newly installed electronic door lock donated by the Wonder Lake Fire Protection District. Organizations using the facility were instructed to submit access code requests through the MPOA office.

### XIII. DIRECTORS COMMENTS

Discussion included:

- Fireworks solicitation volunteer opportunities.
- Shoreline stabilization permit procedures.
- MPOA website accessibility concerns.
- Upcoming lake anniversary recognition.

### 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 June 10, 2026, at 7:00 p.m.

### XVI. ADJOURNMENT

A motion was made by Steve Erickson, seconded by Brad Dennison to adjourn the meeting.

By unanimous voice vote, Motion Approved. The meeting adjourned at 8:08 p.m.

Respectfully submitted,

John Kunzer  
Secretary  
Master Property Owners' Association, Inc.

## ATTACHMENTS

Attachment A  
Lake Manager's Report  
May 13, 2026

Submitted by:  
Randy Stowe  
Lake Manager

### Summary:

- Dam spillway repairs commenced May 12, 2026.
- West sluice gate shaft removed for straightening and repair.
- Existing failed concrete and steel bulkhead demolition underway.
- New engineered steel protection structures will be installed on both east and west sluice gates.
- Contractor estimated completion within approximately one week, weather and conditions permitting.
- Residents were requested to maintain a safe distance from dam repair operations and minimize wake near contractor dive operations.

Attachment B  
Treasurer's Financial Report  
Profit & Loss Budget vs. Actual  
January 1, 2026 – April 30, 2026

Presented by:  
Tom Cooper  
Treasurer

### Financial Highlights:

- Total Income: \$326,875.25
- Total Expenses: \$227,166.56
- Net Ordinary Income: \$99,708.69
- Net Income: \$231,717.80
- Annual Dues Income exceeded budget by \$10,931.25.
- Administrative Fee income exceeded budget by \$15,320.00.
- Total expenses remained below budget by \$40,589.08 through April 30, 2026.

The complete reports are attached to and made part of these minutes.