

Wonder Lake

Master Property Owners Assn.

MASTER PROPERTY OWNERS ASSOCIATION, INC. FOR THE WONDER LAKE, ILLINOIS AREA

TO: Directors, Delegates, Association Presidents & Secretaries, Commission Chairpersons, and other active MPOA members.

SUBJECT: Meeting Agenda of the Directors of the Master Property Owners Association, Inc., for **Wednesday, May 8, 2024**, in the MPOA Office, 7602 Hancock Drive, Wonder Lake, IL at 7:00PM.

AGENDA

- I. Call to Order
- II. Roll Call - Establish Quorum
- III. Discussion & Approval of Minutes of Previous Meeting of April 10, 2024
- IV. Treasurer's Report
 - a. 2023 Financials
- V. Communications
 - a. Correspondence
 - b. Public Comments
 - c. Officer's Report
 - d. Lake Manager (Stowe)
- VI. Committee/Commission Reports
 - a. Committees
 - i. Building Committee
 - ii. Finance/Budget Committee (Tom Cooper)
 1. Presentation and consideration of the Lake Preservation Fund (See attached)
 2. Recommendation/request to move the annual meeting or at least the budget vote to later in the year.
 3. Recommendation to the board/by-laws committee to consider current budget language.
 4. May 2024 Strategy Meeting - TBD
 - b. Commissions
 - i. Lake Use and Water Safety (Gallo)
 - ii. Lake Maintenance (Cooper)
 1. West Sluice Gate Repair Update

2. Investigation regarding sediment sales.
 3. Scheduling the next meeting.
 - iii. Conservation Commission (Gallo)
 - iv. Wetlands/Watershed Commission (Hilton)
 - v. Insurance (Hilton)
 - vi. Membership (Cooper)
 - vii. By-laws (Nichols)
 - viii. Technology and Communications (Kunzer)
 - c. Organizational Activities and Events
 - i. Wonder Lake Sportsman's Club (Gallo)
 - ii. Wonder Lake Water Ski Show Team
 - iii. Wonder Lake Yacht Club (Gallo)
 - iv. Snowmobile Organization
 - v. Wonder Lake Community Club (Nichols)
 - vi. Village Update (Hilton)
 1. Village of Wonder Lake (VWL)/No. IL. University Study
 - vii. Fireworks Commission
 1. Next meeting is April 30th at 7PM
- VII. Unfinished Business
- VIII. New Business
 - a. Directors'/Officers' Comments'
 - b. Consideration of an MPOA Communications Manager
 - c. Approval of Letter to Representative Schneider in support of the VWL Federal grant application for funds to assist in providing financial relief for sewer and water connection fees. (See Attached)
 - d. Next Meeting – **June 12, 2024, 7:00PM**
- IX. Adjournment

UNAPPROVED MINUTES
MASTER PROPERTY OWNERS' ASSOCIATION
DIRECTORS' MEETING
APRIL 10th, 2024

- I. President Brad Dennison called the meeting to order at 7:02 p.m.
- II. Roll Call by Secretary John Kunzer to Establish Quorum. Of total 69 votes, 39 votes present; all are eligible to vote; Quorum of 50% established, M.P.O.A. audiotaped meeting. Officers in attendance: President, Brad Dennison; 1st VP, Dennis Gallo;; Secretary, John Kunzer; Treasurer, Tom Cooper
Staff Present: Lake Manager, Randy Stowe. Recorder: Lance Kennedy / Danette Ross
- III. Approval of Minutes from MARCH 13TH, 2024; MOTION by Director T. Cooper (SH); there was as second by Director Vogel (WC) to approve the minutes; By voice vote: All in favor, none opposed. **MOTION CARRIED 39-0.**
- Motion to move 8B to Correspondence. MOTION by Director T. Cooper (SH); there was as second by Director D. Hilton (WS); By voice vote: All in favor, none opposed. **MOTION CARRIED 39-0**
- IV. Treasurer's Report – (T. Cooper) –
A. 2024 – See Financial Report distributed.
- V. Communications –
A. Correspondence – See letter from attorney distributed.
B. Public Comments – NONE.
C. Officer's Report – New staff member Danette Ross.
D. Lake Manager Report – (R. Stowe) – No report at this time.
- VI. (A) Committee Reports –
I. Building Committee – Has not met yet.
II. Finance / Budget Committee – (T. Cooper)
1. Strategy Meeting Scheduled for **APRIL 27TH, 2024**, at 9:00am, M.P.O.A. Office.
- (B) Commissions –
I. Lake Use and Water Safety – (D. Gallo) – Decal sales are at 1/3 currently of yearly sales. Marine Patrol Agreement has been sent to Village of Wonder Lake for review.
II. Lake Maintenance – (T. Cooper) –
1. West Sluice Gate Repair – Engineer reviewing and creating plans for repairs.
2. Management and Staffing Needs – Volunteers needed.
3. Investigation regarding sediment sales – Sediment testing has completed, under review.
III. Conservation Commission – (D. Gallo) – March 14th, 2024, 180 muskies stocked 10 – 14 inches long. Establishing fish habitat in south end of the lake.
IV. Wetlands / Watershed Association – (D. Hilton) – Workday 3rd Saturday of the month at Merchant Creek.
V. Insurance – (D. Hilton / T. Cooper) – NONE.
VI. Membership – (T. Cooper) – NONE.
VII. By-Laws – (M. Nichols) – NONE.
VIII. Technology and Communications – (J. Kunzer) – Purchased back up printer as office printer failed.
- (C) Organizational Events –
I. Wonder Lake Sportsmen Club – (D. Gallo) – April 21st, annual Beach Cleanup. Meet at hickory Falls #1 #2 at 10:00am. May 5th Spring Bass Derby.
II. Wonder Lake Ski Team Show – NONE.
III. Wonder Lake Yacht Club – (D. Gallo) – May 4th buoy placement.
IV. Snowmobile Organization – NONE.
V. Wonder Lake Community Club – (M. Nichols) – NONE.
VI. Fireworks Commission – (J. Tollini) – Next meeting April 16th, 2024, at 7pm. Meeting at M.P.O.A.
FIREWORKS VOLUNTEERS ARE DESPERATELY NEEDED

- VII. Unfinished Business –
- A. Village of Wonder Lake / University Study – No update at this time.
- VIII. New Business –
- A. Directors' / Officers' Comments – Questions regarding Meadows of West Bay.
 - B. Letter from our Attorney concerning M.P.O.A. v. Estate of T.P. Matthews.
(SEE COMMUNICATIONS / CORRESPONDENCE)
 - C. **Next Meeting – May 8TH, 2024, at 7:00pm, M.P.O.A. Office.**

**THANK YOU, RAYNE GERHARDT, FOR ALL YOUR YEARS OF SERVICE AND DEDICATION – 104 YEARS YOUNG!!!
(RAYNE IS / HAS RETIRED)**

- IX. Adjournment. MOTION to adjourn by Director D. Hilton (WS) at 8:02 pm second by Director V. Vogel (WC). By voice vote: All in favor, none opposed. **MOTION CARRIED 39-0.**

Transcribed by: Lance Kennedy, Recorder John Kunzer, Secretary

Wonder Lake

Master Property Owners Assn.

Introduction to the Lake Preservation Fund

As the budget committee, we are excited to present to you a proposal for the creation of a new initiative: the Lake Preservation Fund. This fund is born out of our collective concern for the future well-being of our lake and aims to provide a sustainable financial mechanism to address unforeseen catastrophic events that could threaten the existence and ecosystem of the lake.

Why do we need these funds?

- With the increasing unpredictability of environmental challenges and the ever growing age of the dam, we recognize the need for a proactive approach to Wonder Lake's preservation.
- As a response to environmental concerns and aging infrastructure, there's a growing trend across the nation to remove dams. If our dam were to sustain major damage, it's unlikely that emergency funds would be readily available to assist in its reconstruction.
- The absence of external financial assistance in such a scenario underscores the importance of having a dedicated fund to address critical infrastructure failures like dam damage.
- Unlike some municipalities or organizations that may have insurance coverage for major infrastructure damages, we currently lack insurance for our dam.
- We have done the research and the cost of insurance, even with a huge deductible is prohibitively expensive. The insurance committee can confirm, but we believe it was about \$1,000,000/yr. With that high of a cost, and the chance that the insurance company drops us in the future with nothing to show for it, our budget committee felt that insurance was illogical.
- The absence of insurance means that the burden of rebuilding the dam in the event of catastrophic damage falls entirely on our community.
- Rebuilding a dam is an extremely costly endeavor, and without insurance, the financial strain on our resources would be overwhelming.

The Concept:

The Lake Preservation Fund is designed to be a dedicated resource specifically earmarked for addressing major threats to the lake's sustainability. While our annual budget covers routine maintenance and upkeep, it's crucial to have a contingency plan in place for extraordinary events such as catastrophic flood or unforeseen ecological crises as just a couple examples. One key benefit of this initiative is flexibility. The fund can be fueled through various means, including donations from concerned citizens, philanthropic organizations, and potentially through a future Special Service Assessment (SSA). By diversifying our funding sources, we ensure the sustainability and longevity of the fund.

Transparency and Accountability:

One of the core principles of the Lake Preservation Fund is transparency. Donors and the public at large need assurance that their contributions are being utilized effectively and ethically. Therefore, strict guidelines will be established to ensure that funds are exclusively allocated to address major lake-threatening events. This means that the money will not be diverted to cover routine maintenance or any other activities that may deviate from the fund's intended purpose.

Engagement:

We envision the Lake Preservation Fund as more than just a financial mechanism. It's an opportunity to engage our community in a shared commitment to the preservation of this cherished asset. Through outreach programs, educational initiatives, and partnerships with local organizations, we can foster a culture of stewardship and responsibility towards our lake.

The establishment of the Lake Preservation Fund represents a proactive step towards safeguarding the future of our lake. By creating a dedicated financial mechanism, we not only ensure our preparedness for unforeseen challenges but also demonstrate our collective commitment to the stewardship of the lake.

We welcome any questions or feedback regarding this proposal. Thank you for your attention.

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MASTER PROPERTY OWNERS ASSOCIATION LAKE PRESERVATION FUND

The Board of Directors of the Master Property Owners Association has established a restricted use Lake Preservation Fund. The purpose of this Fund is to have the cash reserves available to protect, restore, rebuild, or repair the lake and its associated structures from natural disasters or catastrophic events.

The assets in the fund will only be used for expenses related to any event that would have an anticipated serious impact on the lake. Some examples of these types of events include but are not limited to: major dam repairs or failure, tornadoes, flooding, or any other natural or man-made event or situation that threatens the lake and its inhabitants in any way. The costs associated with regular annual maintenance and ongoing repairs as needed for the dam or any other area of the lake are covered through the annual operating budget and are not included in this fund.

This fund will be built primarily through contributions and/or a special assessment over time so that a reserve of funds would be available to cover the expenses for a catastrophic event or disaster.

Any use of these funds requires MPOA board of directors approval.

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The Honorable Brad Schneider
United States Congress
Washington, D.C. 20515

Re: CPF Request: Village of Wonder Lake – Hancock Business District Recovery, Wonder Lake, Illinois

Dear Representative Schneider,

I am writing to you to express support for the Village of Wonder Lake's effort to fund \$3.5M in improvements to the Hancock Business District Recovery initiative.

This initiative will connect mixed use residential/business district buildings in an economically challenged area to the municipal water and sewer infrastructure for the first time. The availability of the water infrastructure will be a catalyst to revive the Hancock Drive business district, which currently features a number of vacant buildings and storefronts.

Properties in the Hancock Drive business district and the east side of the village rely on individual well and septic systems of variable quality. These have created public health issues, polluted lake water with septic failure and stifled economic development. The Village identified these issues in the Municipal Comprehensive Plan of 2004 and the Hancock Drive Plan of 2008. Both plans identified the need for construction of a water and wastewater treatment plant that could serve this area.

I am aware that the village constructed a new water/wastewater plant for \$11.5 million that can provide the treatment capacity for the Hancock Drive business district expansion utilizing cash reserves. Allocation of CPF will help address funding concerns, promote execution of the project in a timely manner, and result in increased safety for the water system and maintain lake water quality. Secondary benefits of the project promote economic development opportunities, business development, and job creation in the area, particularly along the IL-120 corridor.

In closing, construction of this water and wastewater infrastructure is of critical importance to public health, environmental health, and economic development issues from the risks associated with inadequate water and sewer infrastructure. I fully support moving forward with this water and wastewater infrastructure project in Wonder Lake, Illinois.

Sincerely,



Brad Dennison, President