

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, Oct 9, 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 Meetings of August 14, 2024 and September 25, 2024
- IV. Treasurer's Report
- V. Communications
 - a. Correspondence
 - b. Public Comments
 - c. Officer's Report
 - i. Flag Pole Update
 - d. Lake Manager (Stowe)
 - e. Communications Manager (Ann Freeman)
 - i. Facebook page is live
- VI. Committee/Commission Reports
 - a. Committees
 - i. Building Committee (On Hold)
 - ii. Finance/Budget Committee (Tom Cooper)
 - iii. Consider Collections Committee
 - b. Commissions
 - i. Lake Use and Water Safety (Gallo)
 - ii. Lake Maintenance (Cooper)
 1. West Sluice Gate Repair Proposal
 - iii. Conservation Commission (Gallo)
 1. Carp Control Recommendation

- iv. Wetlands/Watershed Commission (Hilton)
 - v. Insurance (Hilton)
 - vi. Membership (Cooper)
 - vii. By-laws (Nichols)
 - 1. Consider current budget language, allow for a surplus.
 - viii. Technology and Communications (Kunzer)
 - 1. Consider the Appointment of Ann as Chair
- c. Organizational Activities and Events
 - i. Wonder Lake Sportsman's Club (Gallo)
 - ii. Wonder Lake Water Ski Show Team
 - iii. Wonder Lake Yacht Club (O'Brien)
 - iv. Snowmobile Organization
 - v. Wonder Lake Community Club (Nichols)
 - vi. Village Update (Hilton)
 - vii. Fireworks Commission
 - viii. Lions Club (Kowalski)
- VII. Unfinished Business
- VIII. New Business
 - a. Consideration of WLCC's Use of the Office for Santa and the Christmas Market
 - b. Recognition of Rayne Gerhardt's service to the MPOA
 - c. Directors'/Officers' Comments'
 - d. Next Meeting – **October 9, 2024, 7:00PM**
- IX. Adjournment

UNAPPROVED MINUTES
MASTER PROPERTY OWNERS' ASSOCIATION
DIRECTORS' MEETING
AUGUST 14th, 2024

- I. President Brad Dennison called the meeting to order at 7:00 p.m.
- II. Roll Call by Secretary John Kunzer to Establish Quorum. Of total 72 votes, 55 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: Lori Wienrich.
- III. Approval of Minutes from July 10TH, 2024; D. Kowalski (LP) recommended an amendment to the minutes, moving the Lion's Club information from New Business to Organizational Committees. MOTION to approve the amended minutes by R. O'Brien (DSW); there was a second by Delegate P. Loss Dunham (MWB); By voice vote: All in favor, none opposed. **MOTION CARRIED 55-0.**
- N
- IV. Treasurer's Report – (T. Cooper) – None
- V. Communications –
- A. Correspondence – NONE.
 - B. Public Comments – NONE.
 - C. Officer's Report –
 - I. (B. Dennison) – Lori is doing well in her new position.
 - II. Flagpole Update (T. Cooper)- Flagpole is up but still needs "tweaking"/modifications needed.
 - D. Lake Manager Report – (R. Stowe) –
 - I. Dam inspection scheduled for OCT.
 - II. Updates on sediment marketing is still ongoing. Meeting with scientists within the next few weeks.
 - III. Garden testing of sediment as a fertilizer is ongoing.
 - E. Communications / Commission Reports (A. Freeman)–
 - I. MPOA email addresses for A. Freeman and L. Wienrich to be added.
 - II. MPOA Facebook page being setup with A. Freeman and L. Wienrich to have ability to post, manage and respond to questions/comments.
- VI. (A) Committee Reports
- I. Building Committee – (On hold)
 - II. Finance / Budget Committee – (T. Cooper)
 - 1. Vote: 2025 Budget – Motion made by D. Hilton (WS) to move the vote for the 2025 Budget to the convention meeting; there was a second by R. O'Brien (DSW); By voice vote: 45 in favor, 10 opposed. **MOTION CARRIED 45-10.**
- (B) Commissions –
- I. Lake Use and Water Safety – (T. Cooper)
 - 1. Distribution of No Wake Signs – total of 24 signs purchased: (12) No Wake and (12) Lake Closed
 - 2. Wakeboard Boats – The recommendations will be shown on the MPOA Website/Newsletter
 - II. Lake Maintenance – (T. Cooper)
 - 1. West Sluice Gate Repair Proposal– Proposal is under consideration. Slide presentation of the sluice repairs needed was shown.
 - III. Conservation Commission – (D. Gallo) –
 - 1. Catfish Derby had 30 participants this year. The event was a success.
 - IV. Wetlands / Watershed Association – (D. Hilton) –
 - 1. Merchant Creek entrance is being worked on to add more plantings and fencing.
 - 2. Signs will be made for the Work Day on the 3rd Saturday of the month.
 - 3. Greenwood has the separation of the property scheduled to be discussed at their August 26th meeting. This property was cleaned with grant monies received.
 - V. Insurance – (D. Hilton / T. Cooper) – NONE.
 - VI. Membership – (T. Cooper) – NONE.
 - VII. By-Laws – (M. Nichols) –

1. Current budget language as it pertains to the Preservation funds to allow for surplus is under consideration.

VIII. Technology and Communications – (J. Kunzer) – NONE.

(C) Organizational Events –

- I. Wonder Lake Sportsmen Club – (D. Gallo) – NONE.
 1. August 9th Catfish Derby was a success.
- II. Wonder Lake Ski Team Show – (R. O'Brien)
 1. Ski team won 1st place in Regionals and 3rd place in Nationals. They are set to perform in Twin Lakes and Lake Geneva this month
- III. Wonder Lake Yacht Club – (R. O'Brien) –
 1. Flotilla #2 was a success.
 2. Progressive dinner is set for Saturday, August 17th. \$40 membership.
- IV. Snowmobile Organization – NONE.
- V. Wonder Lake Community Club – (R. O'Brien)
 1. Golf outing was a success. \$1500 was given to the WLFD Explorers Club from the proceeds.
- VI. Village Update – (D. Hilton) – NONE.
- VII. Fireworks Commission – (J. Tollini) –
 1. 2025 fireworks show is scheduled for July 5th, 2025. Cost expected to be an additional \$5000 for 2025.
- VIII. Lions Club (Kowalski)
 1. Car show at Fiesta Days raised \$3000.
 2. Township Touch a Truck Golf Outing scheduled for Saturday, September 21st.

VII. Unfinished Business – NONE.

VIII. New Business –

- A. Directors' / Officers' Comments – NONE.
- B. Next meeting – September 25th, 2024, 7:00pm at M.P.O.A. Office.

X. Adjournment. MOTION to adjourn by Delegate D. Hilton (WS) at 8:33 pm second by Director R. O'Brien (DSW). By voice vote: All in favor, none opposed. **MOTION CARRIED 55-0.**

Transcribed by: Lori Wienrich, Recorder John Kunzer, Secretary