

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, November 13, 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 September 25, 2024 and October 9, 2024
- IV. Treasurer's Report
 - a. Quarterly report
- V. Communications
 - a. Correspondence
 - b. Public Comments
 - c. Officer's Report
 - d. Lake Manager (Stowe)
 - e. Communications Manager (Ann Freeman)
- VI. Committee/Commission Reports
 - a. Committees
 - i. Building Committee (No longer on hold)
 - ii. Finance/Budget Committee (Tom Cooper)
 - iii. Committee to recognize Rayne Gerhardt's service to the MPOA
 - b. Commissions
 - i. Lake Use and Water Safety (Gallo)
 - ii. Lake Maintenance (Cooper)
 - 1. West Sluice Gate Repair Proposal
 - iii. Conservation Commission (& Sportsman's Club) (Gallo)
 - iv. Wetlands/Watershed Commission (Hilton)
 - v. Insurance (Hilton)

- vi. Membership (Cooper)
 - vii. By-laws (Nichols)
 - 1. Consider appointing Ray O'Brien as the chair (Nichols to step down).
 - viii. Technology and Communications (Freeman/Kunzer)
- c. Organizational Activities and Events
 - i. (Gallo)
 - ii. Wonder Lake Water Ski Show Team
 - iii. Wonder Lake Yacht Club (O'Brien)
 - iv. Snowmobile Organization
 - v. Wonder Lake Community Club
 - 1. Need insurance for use of the office and a director here to monitor.
 - 2. Consider request for use of the office for Small Business Saturday Vendor Event on 11/30.
 - vi. Village Update (Hilton)
 - vii. Fireworks Commission
 - viii. Lions Club (Kowalski)
- VII. Unfinished Business
- VIII. New Business
 - a. Directors'/Officers' Comments
 - b. Next Meeting – **December 11, 2024, 7:00PM**
- IX. Adjournment

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**UNAPPROVED MINUTES
MASTER PROPERTY OWNERS' ASSOCIATION
DIRECTOR'S MEETING SEPTEMBER 25, 2025**

- I. President Brad Dennison called the meeting to order at 8:00 p.m.
- II. Roll Call by Secretary John Kunzer to establish a quorum. Of possible 72 votes, 63 votes present, all are eligible to vote; Quorum established.
- III. Adjournment- Motion to adjourn by Paul Loss Dunham (MWB), second by Robert Schwerdtfeger (DSCC). By voice vote all in favor. MOTION CARRIED 63 — 0, NONE OPPOSED.

UNAPPROVED MINUTES
MASTER PROPERTY OWNERS' ASSOCIATION
DIRECTORS' MEETING
OCTOBER 9th, 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; Mark Nichols, 2nd VP; Secretary, John-Kunzer; Treasurer, Tom Cooper
Staff Present: Lake Manager, Randy Stowe. Recorder: Lori Wienrich.
- III. Discussions and Approval of Minutes from August 14th, 2024 and September 25th, 2024; Motion to approve minutes from the August 14th meeting by R. O'Brien, seconded by D. Hilton. Unanimous voice vote to approve minutes. **MOTION CARRIED 55-0.**
 - a. September 25th minutes are not completed yet. Approval on hold till next meeting.
- IV. Treasurer's Report – (T. Cooper) – None
- V. Communications –
 - a. Correspondence – NONE.
 - b. Public Comments –
 - i. Louisette Ness, McHenry County Board Member, spoke on the McHenry County board funding of projects including the Hancock Road water and sewer project, roads, annexation and reduced levy.
 - ii. Ms. Johnson, resident, spoke regarding sluice gate proposal being ready for the 2025 budget, and the Fallfest Committee asked if the MPOA will be having a vehicle for this years' Trunk or Treat event. MPOA will participate this year.
 - c. Officer's Report –
 - i. Flagpole Update (T. Cooper)- Flagpole is completed thanks to private efforts.
 - d. Lake Manager Report – (R. Stowe) - Please see attached report.
 - ii. Controlled burn to be scheduled after crops are harvested.
 - iii. The Village is investigating with their attorney, an ordinance to be put in place regarding regulation of landscape waste going into the lake so Village Police Department can administer the ordinance.
 - e. Communications Manager (Ann Freeman) NONE
 - i. MPOA Facebook page is now live.
- VI. (A) Committee/Commission Reports
 - a. Committees
 - i. Building Committee – still on hold.
 - ii. Finance / Budget Committee – (T. Cooper) Report not yet completed.
 - 1. \$3,100 collected so far for Lake Preservation Fund.
 - iii. Consideration of Collections Committee (B. Dennison) Motion by J Kunzer for it to be part of the Budget and Finance Committee and seconded by T. Cooper. Unanimous voice vote for it to become part of the Finance/Budget committee. **MOTION CARRIED 55-0.**
 - (B) Commissions –
 - i. Lake Use and Water Safety – (Gallo)
 - 1. Wakeboard Boats – The recommendations are being followed.
 - ii. Lake Maintenance – (T. Cooper)
 - 1. Buoys are coming out October 19th, 2024 and will be stored in White Oaks Bay.
 - 2. West Sluice Gate Repair Proposal – (B. Dennison) Quotes are being considered.
 - iii. Conservation Commission – (D. Gallo) –
 - 1. Carp Control – J. Naatz is heading up a Sportsman Club committee to look into acquiring a Jon boat to equip and use for Electro shocking to control Carp population.
 - 2. Sportsman Club successfully transferred keeper size Walleys, small and large mouth Bass, and lots of panfish into the lake.
 - 3. Fall Bass Derby saw 20 mph winds and limited participation.
 - 4. Goose and duck hunting season beginning October 19th, 2024.
 - 5. Still working on the removal of the Cormorants.
 - iv. Wetlands / Watershed Association – (D. Hilton) –
 - 1. Merchant Creek updates are continuing.

2. Northerly Island was cleaned.
- v. Insurance – (TD. Hilton) – Requested new pricing for insurance from agent.
- vi. Membership – (T. Cooper) – NONE.
- vii. By-Laws – (M. Nichols) –
 1. Call for meeting this month to consider moving convention to October and language to allow for a reserve.
- viii. Technology and Communications – (J. Kunzer) –
 1. New member, Chris Wilson, is donating a 70" TV for use in the meeting room.
 2. Will be recycling some of the old office equipment.
 3. Looking into residents being able to get their decals online as well as paying by credit card.
 4. Consider appointment of Ann Freeman as commission chair. MOTION to make Ann Freeman commission chair by R. O'Brien. Seconded by V. Vogel. By voice vote: All in favor, none opposed. **MOTION CARRIED 55-0.**

(C) Organizational Events –

- i. Wonder Lake Sportsmen Club – (D. Gallo) – NONE.
- ii. Wonder Lake Ski Team Show – (R. O'Brien)
 1. Ski team season is over for the year. November 3rd is their "Stuff the Ski Trailer" event for the local Food Pantry.
- iii. Wonder Lake Yacht Club – (R. O'Brien) –
 1. Putting buoys away October 19th, 2024.
- iv. Snowmobile Organization – NONE.
- v. Wonder Lake Community Club – (Nichols) – NONE
- vi. Village Update – (President Dycus) – Received EPA approval of Waste/Drinking water project. Minor disruptions for digging expected.
- vii. Fireworks Commission – (D. Gallo) Suggested subdivisions consider adding a line on their dues statements for donation to the Fireworks Fund.
- viii. Lions Club (Kowalski) - NONE

VII. Unfinished Business – NONE.

VIII. New Business –

- a. Consideration of WLCC's use of the office for Santa and the Christmas market. MOTION by R. O'Brien to approve the use. Seconded by J. Naatz. By voice vote: All in favor, none opposed. **MOTION CARRIED 55-0.**
- b. Recognition of Rayne Gerhardt's service to the MPOA. MOTION to create a committee for this purpose with Dennis Gallo as Chair, by R. O'Brien. Seconded by J. Naatz. By voice vote: All in favor, none opposed. **MOTION CARRIED 55-0.**
- c. Directors' / Officers' Comments – NONE.
- d. Next meeting – November 13th, 2024, 7:00pm at M.P.O.A. Office.

X. Adjournment. MOTION to adjourn by Delegate D. Hilton (WS) at 8:02 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