

UNAPPROVED MINUTES
MASTER PROPERTY OWNERS' ASSOCIATION
DIRECTORS' MEETING
JULY 9th, 2025

- 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, 51 votes present; all are eligible to vote; Quorum of 70% established, M.P.O.A. audiotaped meeting. Officers in attendance: President, Brad Dennison; 1st VP, Dennis Gallo; 2nd Vice President Mark Nichols; Secretary, John-Kunzer; Treasurer, Tom Cooper
Staff Present: Lake Manager, Randy Stowe. Recorder: Lori Wienrich.
- III. Approval of Minutes from June 11th, 2025 with (3) corrections; **MOTION** by R. O'Brien, seconded by D. Hilton to approve the minutes; By voice vote: All in favor, none opposed. **MOTION CARRIED 51-0.**
- IV. Treasurer's Report – (T. Cooper) –
 - A. Budget reports to be sent via email to delegates for the Saturday, July 12th, 2025 meeting.
- V. Communications –
 - A. Correspondence – NONE
 - B. Public Comments – NONE
 - C. Officer's Report – NONE
 - D. Lake Manager (R. Stowe) See attached report.
 - E. Communications / Commission Reports (A. Freeman) NONE
- VI. (A) Committee Reports -
 - I. Building Committee – (T. Cooper) New system has been installed for office. Only the A/C was replaced
 - II. Finance/Budget Committee – (T. Cooper)
 1. Recommendation to the board for General authorization to establish a line of credit not to exceed \$150,000. The goal is to have a reserve fund for normal maintenance only. The terms will be brought in for discussion and approval of items as needed.
 2. Committee recognize Rayne Gerhardt's service to the MPOA (D. Gallo)The memorial ceremony was held on July 4th, 2025. The boulder is currently placed toward the rear of the MPOA office to insure its safety until the water and sewer construction is completed. The boulder with the plaque will then be moved to the front of the building, to be located near the flagpole. Approximately 30 family members and friends of Rayne were in attendance. This Committee is now closed.

(B) Commissions –

 - I. Lake Use and Water Safety – (D. Gallo) –
 1. No incidents reported on the lake for the holiday weekend.
 2. The rain cancelled the "Rayne Rides".
 - II. Lake Maintenance – (T. Cooper) NONE
 - III. Conservation Commission – (D. Gallo) –
 1. August 16th and 17th is the Catfish Derby, 6 p.m. to 2 a.m. at Shore Hills. Registration is \$20.00.
 - IV. Wetlands / Watershed Association – (D. Hilton) – NONE
 - V. Insurance – (D. Hilton / T. Cooper) – NONE
 - VI. Membership – (T. Cooper) – NONE
 - VII. By-Laws – (R. O'Brien) –NONE
 - VIII. Technology and Communications – (A. Freeman/J. Kunzer) –
 1. Any issues regarding the use of the credit cards will be discussed with Krista at the next training session.

(C) Organizational Events –

 - I. Wonder Lake Ski Team Show –
 1. "Duck Drop" was a success. Attendees enjoyed the new event. The first prize winner received \$500.00.

2. "Danger" buoys will be placed for the North end using four sewer risers, which will work best for this application.

II. Wonder Lake Yacht Club – (R. O'Brien) –

1. The tree was cut near the flagpole on the island and a flag light was installed. Now looking to upgrade the solar battery for the power for the light. Current one was supplied by R. O'Brien.

2. The races are to be held Sunday July 13th at 10:30 a.m.

3. The rock piles have been inspected and adjusted as needed.

III. Snowmobile Organization – TABLED UNTIL WINTER

IV. Wonder Lake Community Club – (Jackie Loading) – The golf outing has been cancelled.

V. Village Update – (D. Hilton) –

1. Construction has now been started on the sewer and water project.

VI. Fireworks Commission – (J. Tollini) –

1. A huge thanks to all of the donors and corner collection volunteers who helped reach their goal for the fireworks.

2. Next year's fireworks cost may rise up to 35% due to pending tariffs. We will need to see what if any changes will be made.

3. Committee will discuss the possibility of using additional dues by subdivisions to help pay for fireworks.

VII. Lion's Club – (D. Kowalski) –

1. Popcorn sales raised approximately \$400.00 at the 4th activities as well as donations of glasses received. Thank you to John Tollini for all of his help.

2. Lions Club to be participating in Fiesta Day Parades, as well as the "Touch a Truck" Event.

3. Golf Outing is scheduled for August 15th.

VII. Unfinished Business –

A. MPOA vs the Estate of TP Matthews –

1. No updates yet. Proposal has been submitted to the Matthews Estate and we are awaiting a response.

VIII. New Business –

A. Directors' / Officers' Comments –

1. R. O'Brien, R. Schwedtfeger, and M. Hollingsworth have volunteered for the Nominating Committee.

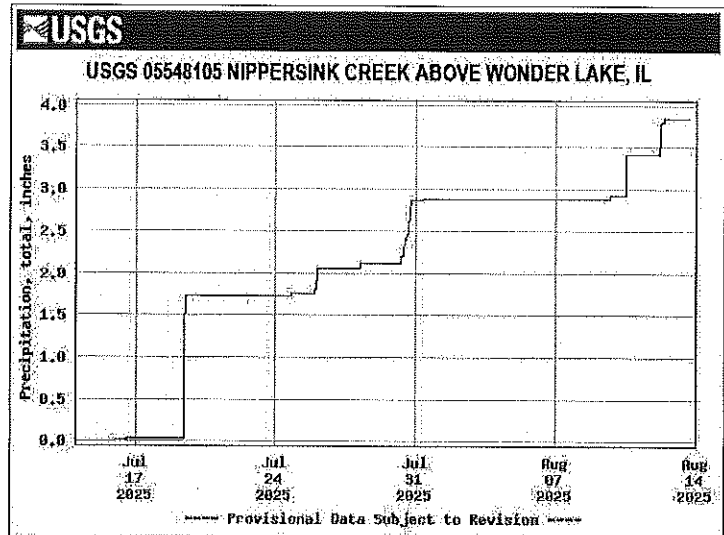
2. Next meeting August 13th, 2025 7:00pm at M.P.O.A. Office.

IX. Adjournment. MOTION to adjourn by R. O'Brien at 7:59 pm; Seconded by D. Kowalski. By voice vote: All in favor, none opposed. **MOTION CARRIED 51.**

Transcribed by: Lori Wienrich, Recorder John Kunzer, Secretary

Agenda Item IV.E. - Lake Manager's Report – August 13th, 2025

1. The annual state required inspection of the Wonder Lake Dam and Sediment Drying Facility this fall has now been scheduled for October 2nd, 2025.
2. The Nippersink Creek USGS stream gage at Thompson Road upstream of Wonder Lake recorded just under four inches of rain in the last month. The gage also showed the corresponding "spikes" in streamflow from the rainfall events, as shown below in the second chart. Nippersink streamflow into the lake today is at roughly 20 cubic feet per second (cfs), which is still below the 30-year average of 30 cfs for this date.



3. Last Saturday night, Milwaukee received up to 13 inches of rain, causing significant flooding. Chicago has also had recent heavy rainfall events, and localized flooding. And of course, the devastating July floods in Texas caused a significant loss of life and property. These types of events typically occur when a storm cell "stalls" over a particular area, greatly increasing rainfall totals and flooding potential. A recent article, available here <https://shorturl.at/J9sGI> discusses the potential for these types of events increasing in the future, and the need for better emergency notification warnings. The MPOA is fortunate to have the Thompson Road stream gage data available 24/7 on the internet at: <https://shorturl.at/Yi7nI>
4. As always, lakefront landowners are encouraged to take steps to ensure that their shoreline is properly stabilized. Properties having no shoreline protection in place, or those with failing stabilization practices, can be a significant contributor of sediment and nutrients to the lake. Once shoreline property is lost to erosion, it cannot be reclaimed.
5. As of today, all Wonder Lake swimming beaches meet water quality standards. The current status of Wonder Lake swimming beaches can be found here: <https://shorturl.at/NqEyH>

