

UNAPPROVED MINUTES
MASTER PROPERTY OWNERS' ASSOCIATION
DIRECTORS' MEETING
November 12th, 2025

- 1) President Brad Dennison called the meeting to order at 7:00 p.m. Roll Call by Secretary John Kunzer to Establish Quorum. Of total 72 votes, 56 votes present; all are eligible to vote; Quorum of 78% established, M.P.O.A.. Officers in attendance: President, Brad Dennison; 1st VP, Dennis Gallo; 2nd VP; Mark Nichols; Secretary, John-Kunzer; Treasurer, Tom Cooper. Staff Present: Recorder: Lori Wienrich.
- 2) Discussion and Approval of Minutes from October 8th, 2025; **MOTION** by R. O'Brien, and seconded by D. Hilton, to approve the minutes with the addition of Dennis Gallo as 2nd VP; By voice vote: All in favor, none opposed. **MOTION CARRIED 56-0.**
- 3) Treasurer's Report – (T. Cooper) - NONE
- 4) Communications –
 - i) Correspondence – NONE
 - ii) Public Comments – NONE
 - iii) Officer's Report – NONE
 - iv) Lake Manager (R. Stowe) See attached report. New contractor is Pro Dive.
 - v) Communications / Commission Reports (A. Freeman) - NONE
- 5) Committee / Commission Reports
- 6) Committees
 - i) Building Committee (T. Cooper) – The meeting room has been cleared of unnecessary documents.
 - ii) Finance/Budget Committee (T. Cooper) - Hope to meet again before 2026.
 - iii) Nominating Committee (R. O'Brien) – Tabled until June 2026
- 7) Commissions
 - i) Lake Use and Water Safety (T. Cooper) NONE
 - ii) Lake Maintenance – (T. Cooper) - NONE
 - iii) Conservation Commission (D. Gallo) Sportsman's Club has built 30 Cribs for the lake.
 - 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) All printers and copiers in the office are being evaluated for use in the future
 - (2) Frontier has been requested for install at the MPOA. Less expensive than Comcast.
 - (3) We still need to transfer the phone line.
 - (4) We need a Zoom License.
 - ix) Fireworks Commission (J. Tollini) –
 - (1) The dates for the 4th of July events have been decided on. Fireworks, parade and ski show to be on Sunday, July 5th.
 - (2) Due to the 250th Anniversary of the United States in 2026, the fireworks were unavailable for the fourth. The cost would have been at least double, if they had the manpower to do it on the actual 4th of July. None is available.
- 8) Organizational Activities and Events –
 - i) Wonder Lake Ski Show (R. O'Brien) Ski Trailer was filled with food for the food pantry and \$2000.00 raised for the food pantry as well. Tabled until May 2026

- ii) Wonder Lake Yacht Club – (R. O’Brien) Tabled until May 2026
 - iii) Snowmobile Organization – Tabled until winter 2025
 - iv) Wonder Lake Community Club – (M. Nichols) –
 - (1) Christmas by the Lake will be held Saturday, 12/06/25, at the MPOA
 - (2) The bowling event left room for improvement.
 - v) Village Update ((T. Cooper) –
 - (1) Work on the Hancock Drive Sewer and Water Project is ahead of schedule.
 - (2) The roads that were worked on will have a binder on them until spring so that the roads can be plowed this winter.
 - (3) Manholes will be brought to street grade for the winter.
 - vii. Lion’s Club – (D. Kowalski) NONE
- 9) Unfinished Business –
- i) MPOA vs the Estate of TP Matthews – (D. Hilton) The lawsuit has been settled between all parties.
- 10) New Business – NONE
- 11) Directors’ / Officers’ (R. O’Brien)
- i) We have received a generous donation of \$1,000.00 from Hickory Falls Property Association 1 & 2, for the Lake Preservation Fund.
 - ii) The Fire Department Trustee Meeting held in the large meeting room went great.
 - iii) MPOA received many donations of candy for Halloween Trick or Treaters. The MPOA thanks all the Clubs and Organizations who donated.
 - iv) The first Winter Market held at the MPOA was a success.
 - v) Next meeting December 10th, 2025 7:00 pm at M.P.O.A. Office.
- 12) Adjournment. MOTION to adjourn by R. O’Brien at 7:53 pm; Seconded by D. Hilton. By voice vote: All in favor, none opposed. **MOTION CARRIED 56-0.**

Transcribed by: Lori Wienrich, Recorder John Kunzer, Secretary
