

UNAPPROVED MINUTES  
MASTER PROPERTY OWNERS' ASSOCIATION  
DIRECTORS' MEETING  
SEPTEMBER 10th, 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, 49 votes present; all are eligible to vote; Quorum of 68% established, M.P.O.A. audiotaped meeting. Officers in attendance: President, Brad Dennison; 2<sup>nd</sup> Vice President Mark Nichols; Secretary, John-Kunzer; Treasurer, Tom Cooper  
Staff Present: Recorder: Lori Wienrich.
- III. Discussion and Approval of Minutes from August 13<sup>th</sup>, 2025 with (3) corrections; **MOTION** by R. O'Brien, and seconded by D.Hilton to approve the minutes; By voice vote: All in favor, none opposed. **MOTION CARRIED 49-0.**
- IV. Treasurer's Report – (T. Cooper) See the attached budget.
- V. Communications –
  - a. Correspondence – NONE
  - b. Public Comments – S. Dycus stated that the Community Club would like to hold a "Winter Market" at MPOA on Saturday mornings from November 2025 through April 2026. They will provide liability insurance as requested by the MPOA. **MOTION** by R. O'Brien to allow use of the meeting room for the Winter Market as long as the costs for the use of the building are covered, seconded by D. Hilton. By voice vote: All in favor, none opposed. **MOTION CARRIED 49 - 0**
  - c. Officer's Report – NONE
  - d. Lake Manager (R. Stowe)
    - i. See attached report.
    - ii. Ashes can be spread into water with the permission of the property owner at the site where ashes are to be released. MPOA does not have any objection.
  - e. Communications / Commission Reports (A. Freeman) NONE
- VI. Committee / Commission Reports
  - a. Committees
    - i. Building Committee (T. Cooper)
      - I. Office staff will be working on removing sensitive files from the meeting room to accommodate use of the meeting room by others.
      - II. The technology committee will be working on a calendar on the MPOA website to schedule use of the meeting room easier.
    - ii. Finance/Budget Committee (T. Cooper)
      - I. Committee is hopeful that sales of the dirt dredged from the lake can help fund another dredging of the lake in the future. Greg French is currently working on marketing the sale of the dirt.
      - II. **MOTION** by R. O'Brien to accept budget as presented, seconded by J. Kunzer. By voice vote: 38 in favor and 10 opposed. **MOTION CARRIED 38-10.**
    - iii. Nominating Committee (R. O'Brien)
      - I. **MOTION** by R. O'Brien to re-nominate M. Nichols as 2nd VP, T. Cooper as Treasurer and R. O'Brien as President. Nominations were seconded by D. Hilton. By voice vote, in favor, none opposed, **MOTION CARRIED 49-0.**
      - II. Nominating Committee has to get out the mailing for the proxies asap.
  - b. Commissions
    - i. Lake Use and Water Safety (T. Cooper) - Buoys will be removed on the 2<sup>nd</sup> Saturday in October, OCTOBER 11<sup>TH</sup>, 2025.
    - ii. Lake Maintenance – (T. Cooper) - The fireworks barge will be used to store the buoys once removed.
    - iii. Conservation Commission (D. Gallo) NONE
    - 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)
- viii. Technology and Communications – (A. Freeman/J. Kunzer) - Electronic calendar to be added to the website so committees and others can make note of time they will be needing to use the meeting room.

c. Organizational Activities and Events –

- i. Wonder Lake Ski Show (R. O’Brien)
  - I. The ski team has completed their season.
  - II. Elected New officers. Lindsey is still President.
  - III. Wonder Center anchors will be removed soon.
- ii. Wonder Lake Yacht Club – (R. O’Brien) TABLED UNTIL 2026
- iii. Snowmobile Organization – TABLED UNTIL WINTER
- iv. Wonder Lake Community Club – (M. Nichols) December 6<sup>th</sup>, 2025 has been set for the Christmas Walk.
- v. Village Update – (D. Hilton) –
  - a. Hancock Drive project is ahead of schedule and roads should be repaved by the time it snows.
- vii. Lion’s Club – (D. Kowalski) NONE

VII. Unfinished Business –

- a. MPOA vs the Estate of TP Matthews –Offers have been made and the attorneys are still in negotiations.

VIII. New Business –

- a. Directors’ / Officers’– NONE
- b. Next meeting October 8th, 2025, immediately following the annual Delegate Convention which starts at 7:00pm at M.P.O.A. Office.

- IX. Adjournment. MOTION to adjourn by R. O’Brien at 8:02 pm; Seconded by D. Hilton. By voice vote: All in favor, none opposed. **MOTION CARRIED 49-0.**

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Transcribed by: Lori Wienrich, Recorder      John Kunzer, Secretary