

approvedWOODED SHORES PROPERTY IMPROVEMENT ASSOCIATION

P.O. Box 37

Wonder Lake, IL 60097

www.wspia.org

Call to meeting of the Directors and Committee Members of the WSPIA, Inc. scheduled for **Tuesday, July 11, 2023** at 7:30PM in the MPOA office.

APPROVED MINUTES

- I **Call to Order:** President Houston called the meeting to order at 7:37PM
- II **Roll Call to establish a quorum:** President Joseph Houston, Vice President Bruce Hanson, Directors Steven Bittner, Benjamin Lippert, Quentin Lindsey, Michele Wirtz Present – **Quorum Established.** Secretary/Treasurer Richard Hilton, Present. Members Present, Mr. & Mrs. John Kline, Janice Wegner and Jacob Clark
- III **Review and approval of Minutes of July 11, 2023:** Motion to Approve the Minutes of the July 11, 2023, with or without corrections by Mr. Hanson, 2nd by Mr. Stevens. **Motion Approved, 6 YES, 0 NO.**
- IV **Treasurer’s Report:**
Treasurer Hilton reported that for the month ending June 30, 2023, the WL State Bank savings account balance was \$587.08. The WL State Bank Checking Account Balance was \$829.00, McHenry Savings Bank Money Market Account Balance was \$49,325.42 and the McHenry Savings Bank Checking Account Balance was \$990.01. From January 1 through June 30, 2023, Income was \$40,930.44 and Expenses were \$61,278.07. Total Funds from all sources was \$51,731.33. Following a review, Motion By Mr. Hanson to approve the Treasurer’s Report, 2nd By Mr. Lippert. **Motion Approved, 6 YES – 0 NO**
- V **Bills submitted for Approval**
 - 1. **ComEd – Electricity, May – Beach Security.....\$ 31.19**
 - 2. **Pitel septic – Beach Portable Toilet, June & July.....\$ 170.00**
 - 3. **LA Lawn & More – Mowing 6/12.....\$ 400.00**
 - 4. **MDC Environmental – Garbage P/U, May & June.....\$ 45.54**
 - 5. **IL Dept. of Public Health (2023 Beach License).....\$650.00**Motion to approve the listed bills for payment by Mr. Hanson, 2nd by Mr. Lindsey. **Motion Approved, 6 YES – 0 NO**
- VI **Communication**
 - A. **KSN Request/McCauley Property – Status:** No change in the Amount still due. \$1,250.00 payment credited to Account.
 - B. **Update – Clausen Property/3232 E. Lake Shore Drive:** Village will issue demolition permit upon payment of fee.
- VII **Commission Reports**
 - A. **Beach Report:** Mr. Lippert reported that bids for delivery of sand & gravel for the Beach and parking area due in July. Discussion regarding unauthorized use of boat ramp and beach area prompting thoughts of more secure access. Mr. Houston to research cost of electronic gate. No Action
 - B. **MPOA Report:**
 - 1. **Wooded Shores Lakefront Park/Lake Bottom Status: See Item X, B below.**
 - 2. **Sediment Sales – Status:** Proposed study of marketability under review.
 - 3. **Meadows of West Bay Boat Ramp Facility – Status:** Facility now available to MOWB property owners.
 - 4. **2024 MPOA Budget:** Mr. Hilton reported that Budget Committee will submit Proposed 2024 balanced Budget to the Directors at the July meeting that does not call for a dues increase.
 - C. **Village of Wonder Lake**
 - D. **NIU/VWL/MPOA Study of short & long term analysis of needs: No report**
 - E. **Nippersink Creek Watershed/Merchant Creek Pedestrian Bridge/Thompson Rd. Properties:** Mr. Hilton reported that the bridge will be completed in July. There were significant cost overruns cause by the COVID 19 shutdown, inflation and supply issues.
- VIII **Year to Date Delinquent Due – Status:** Reviewed, No Action
- IX **Unfinished Business**
 - A. **Beach/Lakefront/Subdivision Entrance Beautification:** No action
- X **New Business**
 - A. **Mathews Estate offers to sell lakefront park property to owners fronting the park.** Mr. Houston that following information gathered from property owners fronting the park he requested Mr. Hilton to research the options available to the subdivision regarding access to the park by property owners in Wooded Shores, Oakwood Shores and St. Francis Heights.
 - B. **Authorization to seek a Quiet Title on upland portion of PIN 09-18-351-027:** Following a review and discussion of options, the following Motion was offered by Mr. Lindsey. *Motion to authorize Wooded Shores subdivision Steven Cuda to seek a Quiet Title on the upland portion of property identified) 09-18-351-027, a portion of the parcel of land commonly referred to as the Wooded Shores, St. Francis Hts. and Oakwood Shores Association’s Lakefront Park, Beach, and Boat Ramp Recreational Facility. There was a second by Mr. Lippert.*
Motion Approved, 6 YES – 0 NO
- XI **Public Comment:** Speaking under Public Comments, as a property owner, Mr. Hanson expressed strong support for the Boards actions taken in **Item X, B, above.**
- XII **Adjournment:** Motion to Adjourn by Mr. Lindsey at 8:20PM, 2nd by Mr. Hanson. **Motion Approved, 6 YES – 0 NO**
Next Meeting: August 1, 2023, 7:30PM in the MPOA Office.