

WOODED SHORES PROPERTY IMPROVEMENT ASSOCIATION

P.O. Box 37

Wonder Lake, IL 60097

www.wspia.org

Minutes of the meeting of the Directors and Committee Members of the WSPIA, Inc. held on Tuesday, November 7, 2023, at 7:30PM in the MPOA office.

- I **Call to Order:** President Houston called the meeting to order at 7:38 PM.
- II **Roll Call to establish a quorum.:** President Joe Houston, Vice President Bruce Hanson, Directors Quentin Lindsey, Ben Lippert and Dave Stevens present. **Quorum Established.** Also present: Secretary Richard Hilton, Member Janice Wegner and Village of Wonder Lake President Dan Dycus.
- III **Review and approval of Minutes of October 3, 2023:** Motion by Mr. Lindsey to approve the Minutes as presented, 2nd by Mr. Lippert. **Motion passed, 5 YES 0 NO**
- IV **Treasurer’s Report:** Treasurer Hilton reported that for the month ending September 30, 2023, the WL State Bank savings account balance was \$587.27. The WL State Bank Checking Account Balance was \$2,648.20. McHenry Savings Bank Money Market Account Balance was \$48,498.63. Total Funds from all sources \$51,734.10. January 1 through September 30, 2023, WL State Bank Income was \$17,891.66 and Expenses were \$13,408.99. Total Funds from all sources was \$51,734.10. Following a review, **Motion** By Mr. Stevens to approve the Treasurer’s Report, 2nd By Mr. Lippert.

Motion Approved, - 5 YES-0 NO

V **Bills submitted for Approval**

- 1. **ComEd – Electricity, September – Beach Security.....\$ 31.89**
- 2. **La Lawn & More Mowing (August, September & October..\$1,200.00**
- 3. **Pitel septic – Beach Portable Toilet, October.....\$ 85.00**
- 4. **MDC Environmental – Garbage P/U, October.....\$ 56.15**
- 5. **Ben Lippert, Reimbursement for Picnic Supplies.....\$ 158.23**
- 6. **McHenry Co. Recorder (Lien, Hunt Property)..... \$.63.50**
- 7. **Richard Hilton, reimbursement, msoffice software.....\$ 99.00**
- 8. **Hamer, Schuh & Cuda Lakefront Park Acquisition.....\$ 3,980.16**

Motion: Motion to approve the bills for payment by Mr. Hanson, 2nd by Mr. Lippert. **Motion Approved, - 5 YES-0 NO**

VI **Budget Review:** Reviewed, No Action

VII **Communication**

- A. **McCauley Property Delinquency-Status:** \$250.00 received during month of November.
- B. **Update – Claussen Property/3232 E. Lake Shore Drive-Status:** See Item 2, Section 9
- C. **Wooded Shores Lakefront Park-Scheduling Conference:** Next Court date 12/8/2023

VIII **Commission Reports**

- A. **Beach Report:** Beach cleanup completed. A second bid was received for placement of sand on the beach, gravel in the parking area and grading of the parking area . Total cost \$500.00. Motion by Mr. Hanson to authorize a \$500.00 expenditure for beach/park improvements, 2nd by Mr. Lindsey. **Motion Approved, - 5 YES-0 NO**
- B. **MPOA Report:**
 - 1. **Sediment Sales – Status:** Quality of dried sediment under review.
 - 2. **2024 MPOA Proposed Budget Status:** Approved as presented
 - 3. **MPOA By Law Recommendations Status:** Approved as presented.
 - 4. **MPOA Budget Committee Meeting:** Reviewing need and options for a Catastrophic Reserve Fund.
- C. **Village of Wonder Lake**
 - 1. **Annexation-Hancock Business District:** Waiting for 3 property owners to sign petitions.
- D. **NIU/VWL/MPOA Study of short & long term analysis of needs:** Under review.

IX **Year to Date Delinquent Due:**

- A. **Results of Mailer:** As a result of the mailer, 6 property owners responded with payments.
- B. **Claussen Delinquency:** Village President Mr. Dycus, acting on behalf of Virginia & Robert Claussen, presented the Board with a settlement offer \$12,000.00 to bring their status in the subdivision into Good Standing. Following a review of the Claussen delinquency files, Mr. Lindsey **Motioned** to counter the offer with an amount due of \$22,000.00 to bring their accounts up to date with an upfront payment of \$6,000 and monthly payments of \$600.00, 2nd by Mr. Stevens. **Motion Approved, - 5 YES-0 NO**

X **Unfinished Business**

- A. **Electronic Security Gate – Boat Ramp Road:** No Action
- B. **Beach/Lakefront/Subdivision Entrance Beautification:** No Action

XI **New Business**

XII **Public Comment:** Janice Wegener offered her services as a process server if and when the Board seeks to enter into litigation with the Claussens.

XIII **Adjournment:** Motion to Adjourn by Mr. Lindsey at 8:50 PM, 2nd by Mr. Lippert. **Motion Approved, - 5 YES-0 NO**

Next Meeting: December 5, 2023, 7:30PM in the MPOA Office.

Respectfully Submitted,

Approved

Richard A. Hilton, Secretary/Treasurer

Joseph Houston, President