

WOODED SHORES PROPERTY IMPROVEMENT ASSOCIATION, INC.

P.O. Box 37
Wonder Lake, IL 60097
www.wspia.org

meeting of the Wooded Shores PIA Directors, scheduled to begin at 7:30 PM in the MPOA office, 7602 Hancock Drive, Wonder Lake, IL on July 9, 2024

MINUTES

- I **Call to Order:** President Houston called the meeting to order at 7:33PM
- II **Roll Call to Establish Quorum:** Bittner, Quentin Lindsey, Ben Lippert, Dave Stevens & Michele Wirtz all present. **Quorum established.** Also present, Secretary/Treasurer Richard Hilton and Owner/member Janice Wegner.
- III **Review/Approve Minutes of June 4, 2024: Motion** by Mr. Hanson to approve the minutes as presented, 2nd by Mr. Lippert. **Motion passed 6 YES 0 NO**
- IV **Treasurer's Report:** Treasurer Hilton reported that for the month ending June 30, 2024, the WL State Bank savings account balance was \$587.66 and the WL State Bank Checking Account Balance was \$7,002.64. McHenry Savings Bank Money Market Account Balance was \$41,691.23. Total Funds from all sources \$49281.23. January 1 through May 31, 2024, WL State Bank Income was \$15,303.94 and Expenses were \$12,269.51. Following a review, **Motion** by Mr. Lindsey to approve the Treasurer's Report, 2nd by Mr. Hanson. **Motion passed 6 YES 0 NO**
- V **Bills submitted for Approval - Motion** by Mr. Stevens to authorize payment of the bills, 2nd by Mr. Hanson. **Motion passed 6 YES 0 NO**
- | | | |
|----|--|-----------|
| 1. | ComEd – Electricity – Beach Security..... | \$ 29.01 |
| 2. | Pitel Septic (June-July)..... | \$ 170.00 |
| 3. | Hamer, Schuh & Cuda (Park Litigation)..... | \$ 140.00 |
| 4. | MDC Env. (Garbage P/U, May & June)..... | \$ 79.78 |
| 5. | KSN (McCleavy) Letter rescinding pymt plan.. | \$ 79.59 |
| 6. | 3 Seasons Ent. LLC (Lawn Mowing)..... | \$ 500.00 |
- VI **Communication**
- A. **McLeavy Property – Status:** Letter from KSN recinding previous Payment Plan/demanding full payment.
- B. **Update – Clausen Property/3232 E. Lake Shore Drive:** Judge provided 30 days to obtain engineering plans for foundation. County has approved septic plan.
- C. **Daryl Fick – Delinquency Update:** Final payment expected end of June.
- D. **Petris & Ohrwall Delinquencies:** Both referred to KSN for collection.
- VII **Commission Reports**
- A. **Beach Report:** Mr. Lippert reported that the Beach License has been received from the State. Recommended recinding contract with Lagunca for Beach and Parking area improvements and to pay \$300.00 for receipt of crushed gravel.
- B. **MPOA Report:**
- Wooded Shores Lakefront Park/Lake Bottom Status:** Next court date on Mathews Motion to dismiss WSPIA lawsuit scheduled for 7/29/2024.
 - Proposed 2024 Annual Dues/Budget:** Mr. Hilton reported that the MPOA Budget Committee is considering an \$8.00/lot dues increase for 2025 and that upon receipt, he will forward the 2025 Proposed Budget to the Board.
 - Sediment Sales Status:** Soil scientist reviewing findings.
- C. **Village of Wonder Lake: No Report**
- 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:** Design of Entrance off of E. Wonder Lake Road under review.
- VIII **Year to Date budget Review: No Action Taken**
- IX **Year to Date Delinquent Dues: No Action Taken**
- X **Unfinished Business**
- A. **Beach/Lakefront/Subdivision Entrance Beautification: No Report**
- X **New Business: None**
- XI **Public Comment: None**
- XII **Adjournment: Motion** to adjourn by Mr. Lindsey at 8:30PM, 2nd by Mr. Lippert. **Motion passed 6 YES 0 NO**
- Next Meeting: August 6, 2024, 7:30PM in the MPOA Office.

Respectfully Submitted,

Richard Hilton, Secretary/Treasurer

Approved,

Joseph Houston, President

