

# WOODED SHORES PROPERTY IMPROVEMENT ASSOCIATION

P.O. Box 37  
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Minutes of the meeting of the Wooded Shores PIA Directors, held at 7:30 PM in the MPOA office, 7602 Hancock Drive, Wonder Lake, IL on August 6, 2024

## MINUTES

- I **Call to Order:** President Houston called the meeting to order at 7:33PM
- II **Roll Call to establish a quorum:** President Joe Houston, Vice President Bruce Hanson and Directors Steve Bittner, Ben Lippert, Dave Stevens, Michele Wirtz present. **Quorum Established.** Also present, Richard Hilton, Secretary/Treasurer, Member Property Owners Janice Wegner and Patti Hartman, and village President Dan Dycus.
- III **Review/Approve Minutes of July 9, 2024:** Following review, **Motion** by Mr. Hanson to approve the Minutes as presented, 2<sup>nd</sup> by Mr. Stevens. **Motion Approved 5 YES 0 NO**
- IV **Treasurer's Report:** Treasurer Hilton reported that for the month ending July 31, 2024, the WL State Bank savings account balance was \$587.71 and the WL State Bank Checking Account Balance was \$7,645.95. McHenry Savings Bank Money Market Account Balance was \$41,844.75. Total Funds from all sources \$50,078.41. January 1 through May 31, 2024, WL State Bank Income was \$16,829.22 and Expenses were \$13,151.48. Following a review, **Motion** by Mr. Hanson to approve the Treasurer's Report, 2<sup>nd</sup> by Mr. Bittner. **Motion passed 5 YES 0 NO**
- V **Bills submitted for Approval:** **Motion** to approve the bills for payment by Mr. Stevens, 2<sup>nd</sup> by Mr. Bittner. **Motion Approved 5 YES 0 NO**
1. **ComEd – Electricity – Beach Security.....\$ 27.93**
  2. **Pitel Septic (August).....\$ ....85.00**
  3. **Hamer, Schuh & Cuda (Park Litigation).....\$2,136.00**
  4. **MDC Env. (Garbage P/U, May & June).....\$ . 55.05**
  5. **KSN (Ohrwall-\$616.13 & Petris-\$616.13).....\$1,232.26**
  6. **3 Seasons Ent. (Lawn Maintenance).....\$ 520.00**
- VI **Communication**
- A. **Update – Clausen Property/3232 E. Lake Shore Drive:** Structural engineer has made his recommendations on what needs to be completed for construction to continue.  
**Lakefront Park:** Subdivision Attorney has advised that the Mathews Estate has filed a Motion with the court requesting dismissal of the subdivision's Adverse Possession Lawsuit. Hearing is set for 8/28/2024 before Judge Gervais at 1:30PM.
- VII **Commission Reports**
- A. **Beach Report:** Mr. Lippert reported that Laguna Landscaping has submitted a bill for parking lot and foot path improvements totaling \$1,200.00. Mr. Lippert explained that the materials used to improve the parking lot did not meet the required standards and proposed a payment to Laguna in the amount of \$850.00. **Motion** by Mr. Bittner to approve a payment to Laguna Landscaping in the amount of \$850.00, 2<sup>nd</sup> by Mr. Hanson. **Motion passed 5 YES 0 NO**
- B. **MPOA Report:**
1. **Wooded Shores Lakefront Park/Lake Bottom Status:** See Item VI A.
  2. **Proposed 2024 Annual Dues/Budget-Vote:** Discussion regarding MPOA Budget Commission recommendation seeking approval of a Proposed Balanced Budget requiring and \$8.00/lot dues increase. Following discussion, **Motion** by Mr. Bittner authorizing the MPOA Director and Delegate to vote in favor of a not to exceed \$8.00/lot dues increase, 2<sup>nd</sup> by Mr. Lippert. **Motion passed 5 YES 0 NO**
  3. **Sediment Sales Status:** Meeting scheduled at the SDF site with Midwest Soils.
- C. **Village of Wonder Lake:** President Dycus advised that Village is revising notification policies and the water company is working to address the Westside water quality issues.
- D. **NIU/VWL/MPOA Study of short & long term analysis of needs:** President Dycus advised that the NIU study of the Village of Wonder Lake long term needs analysis is under final review and will be released to the public in the very near future.
- E. **Nippersink Creek Watershed/Merchant Creek Pedestrian Bridge/Thompson Rd. Properties:** Mr. Hilton advised that the Merchant Creek recreational area entrance is being enhanced and that the request to de annex the Thompson Rd. properties from the Village of Greenwood is scheduled for a vote by the village trustees during their 8/28/2024 meeting.

- VIII Year to Date budget Review: No Action
- IX Year to Date Delinquent Due – Status: Reviewed, No Action Taken.
- X Unfinished Business

A. **Beach/Lakefront/Subdivision Entrance Beautification:** President Houston brought up the effort by Mrs. Wegner to maintain the mowing of the property and clearing the weeds and trash at 3205 Pleasant. Following discussion, **Motion** by Mr. Bittner to purchase a \$100.00 Gift Card for presentation to Mrs. Wegner, 2<sup>nd</sup> by Mr. Stevens. **Motion passed 5 YES 0 NO**

XI **New Business:** None

XII **Public Comment:** None

XIII **Adjournment: Motion** to Adjourn the meeting at 8:42PM by Mr. Hanson, 2<sup>nd</sup> by Mr. Binner. **Motion passed 5 YES 0 NO**  
**Next Meeting: September 3, 2024, 7:30PM in the MPOA Office.**

Respectfully Submitted by,

Approved by,

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Richard Hilton, Secretary/Treasurer

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Joseph Houston, President