

# WOODED SHORES PROPERTY IMPROVEMENT ASSOCIATION

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

Meeting of the Wooded Shores PIA Directors, 7:30 PM in the MPOA office, 7602 Hancock Drive, Wonder Lake, IL on Sept. 3, 2024

## MINUTES

- I **Call to Order:** Meeting Called to order by President Houston at 7:32PM.
- II **Roll Call to establish a quorum:** President Joseph Houston, Vice President Bruce Hanson, Directors Steven Bittner, Benjamin Lippert, Quentin Lindsey present and accounted for. Also present, Richard Hilton, secretary/Treasurer and Member Janice Wegner
- III **Review/Approve Minutes of August 6, 2024:** Following Review, **Motion** by Mr. Hanson to approve the Minutes as presented, 2<sup>nd</sup> by Mr. Lippert. **Motion Approved 4 YES, 0 NO**
- IV **Treasurer's Report:** Treasurer Hilton reported that for the month ending August 31, 2024, the WL State Bank savings account balance was \$587.77 and the WL State Bank Checking Account Balance was \$7,247.69. McHenry Savings Bank Money Market Account Balance was \$41,999.20. Total Funds from all sources \$49834.66. January 1 through August 31, 2024, WL State Bank Income was \$20,317.20 and Expenses were \$17,037.72. Following a review, **Motion** by Mr. Hanson to approve the Treasurer's Report, 2<sup>nd</sup> by Mr. Lippert. **Motion passed 4 YES 0 NO**
- V **Bills submitted for Approval:** **Motion** by Mr. Bittner to approve the bills for payment, 2<sup>nd</sup> by Mr. Hanson.  
**Motion Approved 4 YES, 0 NO**
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|----|---|--------|
| 1. | ComEd – Electricity – Beach Security...NTE.....\$ | 31.00  |
| 2. | Pitel Septic (August).....\$                      | 85.00  |
| 3. | Hamer, Schuh & Cuda (Park Litigation)..... \$     | 210.00 |
| 4. | MDC Env. (Garbage P/U) – NTE.....\$               | 58.00  |
| 5. | KSN (Ohrwall-\$85.00 & Petris-\$85.00).....\$.... | 170.00 |
| 6. | 3 Seasons Ent. (Lawn Maintenance)..... \$         | 460.00 |
| 7. | USPS-(Annual Fee for P.O. Box 37).....\$          | 142.00 |
- VI **Communication**
- A. **Update – Clausen Property/3232 E. Lake Shore Drive:** Village of Wonder Lake is reviewing Construction Plans.
- B. **McHenry Savings Bank/MSU Federal Credit Union:** Following discussion concerning acquisition of McHenry Savings Bank by MSU FCU, **Motion** by Mr. Lindsey to close the WSPIA Money Market Account at MSU and move funds to a bank paying higher interest rates, 2<sup>nd</sup> by Mr. Bittner. **Motion Approved 4 YES, 0 NO**
- VII **Commission Reports**
- A. **Beach Report**
1. **Piers/Lifts:** : Mr. Lippert, Beach Commissioner announce that Fall Beach Cleanup will be held on October 12, 2024/Rain Date-October 26, 2024. Courtesy Piers will be removed in November.
- B. **MPOA Report:**
1. **Wooded Shores Lakefront Park/Lake Bottom Status:** Secretary Hilton reported that the owner's Motion to dismiss the WSPIA claim for Adverse Possession was denied by the Judge, Pending discovery. Next hearing in October..
2. **Proposed 2024 Annual Dues/Budget:** Mr. Hilton reported that the MPOA 2025 Operating Budget will require the \$8.00/lot increase in dues approved by the WSPIA Board during the August Meeting wherein the Board authorized the MPOA Director & Delegate to vote to approve a not to exceed \$8.00/lot dues increase in the MPOA Dues.
3. **Sediment Sales Status:** Marketability of product under review by outside consultants.
- 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:** Mr. Hilton reported that the 3<sup>rd</sup> Saturday in September will be a workday-9:00AM to 11:00AM/Thompson Rd. **Properties:** Village of Greenwood Board of Trustees will vote on the request by the NWA to disconnect the property from the Village on Sept. 30, 2024.
- VIII **Year to Date budget Review:** Reviewed, No Action
- IX **Year to Date Delinquent Dues:** Reviewed, No Action
- X **Unfinished Business**
- A. **Beach/Lakefront/Subdivision Entrance Beautification:** No Report
- XI **New Business**
- A. **Donation to MPOA Emergency/Catastrophic Event Fund:** Following discussion, **Motion** by Mr. Bittner to donate \$1,500.00 to the MPOA's newly created Lake Preservation Fund, 2<sup>nd</sup> by Mr. Lippert. **Motion Approved 4 YES, 0 NO**
- B. **Appointment of Alternate Director:** In an effort to fill the Vacant Alternate Director position, Janice Wegner was asked to accept the appointment, based on her interest and commitment to attending the WSPIA Board Meetings. Following her acceptance, **Motion** by Mr. Lippert to appoint Jance Wegner to the position of Alternate Director for the balance of the 2024 term of Office, 2<sup>nd</sup> by Mr. Hanson. **Motion Approved 4 YES, 0 NO**
- XII **Public Comment:** None
- XIII **Adjournment:** **Motion** by Mr. Hanson to Adjourn the Meeting at 8:31PM, 2<sup>nd</sup> by Mr. Lindsey. **Motion Approved 4 YES, 0 NO**

Respectfully submitted,

Approved,

Richard Hilton, secretary/Treasurer

Joseph Houston, President