

# WOODED SHORES PROPERTY IMPROVEMENT ASSOCIATION

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

Meeting of the Wooded Shores PIA Directors, scheduled for 7:30 PM in the MPOA office, 7602 Hancock Drive, Wonder Lake, IL on October 1, 2024

## MINUTES

- I **Call to Order:** President Houston called the meeting to order at 7:31PM.
- II **Roll Call to establish a quorum:** President Joe Houston, Vice President Bruce Hanson, Directors Steve Bittner, Ben Lippert, Janice Wegner, Michele Wirtz Present. **Quorum Established.** Also Present, Richard Hilton, Secretary/Treasurer
- III **Review/Approve Minutes of September 3, 2024:** Following review, **Motion to approve the Minutes as presented by Mr. Lippert, 2<sup>nd</sup> by Mr. Hanson. Motion Approved 5 YES, 0 NO.**
- IV **Treasurer's Report:** : Treasurer Hilton reported that for the month ending September 30, 2024, the WL State Bank savings account balance was \$587.81 and the WL State Bank Checking Account Balance was \$4,950.85. McHenry Savings Bank Money Market Account Balance was \$42,143.28. Total Funds from all sources \$47,681.94. January 1 through September 30, 2024, WL State Bank Income was \$20,492.36 and Expenses were \$19,509.72. Following a review, **Motion by Mr. Hanson to approve the Treasurer's Report, 2<sup>nd</sup> by Mr. Lippert. Motion passed 5 YES 0 NO**
- V **Bills submitted for Approval: Motion to approve payment of the bills by Mr. Lippert, 2<sup>nd</sup> by Mr. Hanson. Motion passed 5 YES 0 NO**
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|----|---|--------|
| 1. | ComEd – Electricity – Beach Security...NTE.....\$ | 31.00  |
| 2. | Pitel Septic (September).....\$                   | 85.00  |
| 3. | Hamer, Schuh & Cuda (Park Litigation)..... \$     | 752.50 |
| 4. | MDC Env. (Garbage P/U) – NTE.....\$               | 58.00  |
| 5. | KSN (McCleavy-Reinstate Filing fee).....\$        | 77.17  |
| 6. | 3 Seasons Ent. (Lawn Maintenance)..... \$         | 400.00 |
- VI **Communication**
- A. **Update – Clausen Property/3232 E. Lake Shore Drive:** Foundation and concrete reinforcement of walls now completed.
- B. **McHenry Savings Bank/MSU Federal Credit Union:** Continuing to review status of Money Market Interest.
- C. **McHenry County Clerk-WSPIA Assessment Notices:** All subdivision properties assessed at \$1.00 total value.
- VII **Commission Reports**
- A. **Beach Report:** Beach Cleanup & Picnic cancelled. Mr. Lippert will arrange for removal of piers and buoys.
- B. **MPOA Report:**
1. **Wooded Shores Lakefront Park/Lake Bottom Status:** Secretary Hilton reported that list of discovery has been received and that he will begin to assemble documents.
  2. **Proposed 2024 Annual Dues/Budget:** The MPOA has approved an \$8.00 per lot dues increase for year 2025.
  3. **Sediment Sales Status: No Report**
- 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:** Native plant stock will be planted in the Merchant Creek Corridor this Fall and Friends of Hackmatack visited and toured the site in October. The Village of Greenwood has not yet acted on the request to de annex the Thompson Rd. properties.
- 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:**
- XI **New Business**
- A. **McHenry County Assessed Value of Lakefront Properties:** Mrs. Wirtz expressed concerns regarding the County reassessment of properties and suggested that if others had such concerns they should consider appeal.
- XII **Public Comment:** NONE
- XIII **Adjournment:** Motion by Mr. Hanson to Adjourn the meeting at 8:10PM, 2<sup>nd</sup> by Mr. Lippert. Motion passed 5 YES 0 NO
- Next Meeting: November 5 (election day), 2024, 7:30PM in the MPOA Office.

Respectfully Submitted,

Approved,

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**Richard Hilton, Secretary/Treasurer**

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**Joseph Houston, President**