

WOODED SHORES PROPERTY IMPROVEMENT ASSOCIATION
P.O. Box 37

Wonder Lake, IL 60097

www.wspia.org

Call to meeting of the Directors and Committee Members of the WSPIA, Inc. scheduled for **Tuesday, April 8, 2025**, at the MPOA Building, 7602 Hancock Dr., Wonder Lake, IL, scheduled to begin at 7:30PM

MINUTES

- I Call to Order:** President Houston called the meeting to order at 7:10 PM
- II Roll Call to establish a quorum:** Members present include President Joseph Houston and Directors Steven Bittner, Benjamin Lippert, Janice Wegner, Michele Wirtz and Alternate Director Constance Prete. **Quorum Established.**
Also present: Secretary/Treasurer Richard Hilton and Village of Wonder Lake President Dan Dycus.
- III Review and approval of Minutes of March 2, 2025: Motion** by Mr. Lippert to approve the Minutes as presented, Second by Ms. Wegner. **Motion Approved, 5 YES 0 NO**
- IV Treasurer's Report:** Treasurer Hilton reported that for the month ending March 31, 2025, the WL State Bank savings account balance was \$587.96 and the WL State Bank Checking Account Balance was \$9,910.83. McHenry Savings Bank Money Market Account Balance was \$42,865.76. Total Funds from all sources \$53,364.55. January 1 through March 31, 2025, WL State Bank Income was \$11,922.89 and Expenses were \$2,296.52. Following a review, **Motion** by Mr. Bittner to approve the Treasurer's Report, Second by Mr. Lippert – **Motion passed 5 YES 0 NO**
- V Bills submitted for Approval**
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| 1. | ComEd - Electricity, February – Beach Security..... | NTE \$ 31.00 |
| 2. | Approval of Lien Expense (8X\$62.50)..... | \$ 500.00 |
- Motion** to approve the above listed bills for payment by Mr. Lippert, second by Mr. Bittner. **Motion Approved, 5 YES 0 NO**
- VI Communications**
- A. Update on Lakefront Park:** Mr. Hilton reported that Attorney Cuda was waiting for Mr. Kelly to submit text of a possible agreement for review by the Board of Directors.
- B. Village of Wonder Lake:** President Dycus asked if there was any progress with the Clausens regarding an offer of a settlement of their delinquent dues and legal fees. Following discussion, Mr. Hilton will present a letter containing a counteroffer to one presented to the Clausens last summer. President Dycus also provided additional information regarding the Hancock Drive sewer & water project.
- C. MPOA Report:** MPOA Director, Mr. Hilton reported that the sediment sales committee is setting the stage for sale of sediment to interested local landscape firms. Samples will be provided to firms for testing fertility and growth potential standards.
- VII Commission Reports**
- A. Beach Report:** Beach Commissioner Lippert reported that the beach cleanup is scheduled for 10:00 AM on May 11 and will include buoy and courtesy pier placement. Cleanup will be followed by a picnic.
- VIII Budget Review:** None
- IX Delinquent Dues Report:** No Report
- X Unfinished Business:** None`
- XI New Business,**
- A.** President Houston advised that the Fire Dept. performed a rescue on our lake. He requested that the Board consider placing a key box at our boat ramp in order to provide emergency access to our Lake by the Fire And Police Departments. Following discussion, **Motion** by Mr. Bittner to allow position of a key box at the boat ramp, Second by Mr. Lippert. **Motion Approved, 5 YES 0 NO**
- B.** Mrs. Wirtz requested that the Board consider establishing the subdivision as a Golf Cart Community. President Dycus advised that if the Board approved the operation of golf carts, the Village ordinance requires that golf carts must meet "street legal" standards and that the Village Police Dept. would administer the requirements of the ordinance. Following further discussion **Motion** by Mr. Bittner to establish Wooded Shores PIA as a Golf Cart Community, Second by Mr. Lippert. **Motion approved, 5 YES 0 NO**
- XII Public Comment:** None
- XIII Adjournment:** **Motion** by Mr. Lippert to adjourn at 8:40PM, Second by Mr. Bittner. **Motion Approved, 5 YES 0 NO**
- Next Directors Meeting-May 6, 2025, 7:30PM the MPOA Office.**

Respectfully submitted,

Richard Hilton, Secretary/Treasurer