

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, **Monday, June 2, 2025 at 7:00 PM** 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 7:02 PM.
- II Roll Call to establish a quorum:** Members present include President Joseph Houston and Directors Steven Bittner, Janice Wegner and Michele Wirtz. **Quorum Established.** Also present, Secretary/Treasurer Richard Hilton
- III Review and approval of Minutes of May 13, 2025:** **Motion** to accept the Minutes as presented by Mrs. Wirtz, 2nd by Mr. Bittner. **Motion Approved 3 YES, 0 NO**
- IV Treasurer's Report:** Treasurer Hilton reported that for the month ending May 31, 2025, the WL State Bank Savings Account balance is \$588.10 and the WL State Bank Checking Account balance is \$5,882.74. McHenry State Savings Bank Money Market Account is \$43,023.06. Total funds from all sources is \$49,493.90. January 1, 2025 through May 31, 2025, WL State Bank income was \$15,199.27 and expenses were \$9,600.99. For the same year to date period, the Money Market Account had \$512.73 of interest earned and \$15.00 of expenses. Following a review, **Motion** by Mrs. Wirtz to accept the Treasurer's Report, 2nd by Mr. Bittner. **Motion Approved 3 YES, 0 NO**
- V Bills submitted for Approval**
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| 1. | ComEd - Electricity, May – Beach Security NTE.....\$ | 32.50 |
| 2. | Pitel Septic (Inv. 62234, Porta Potty 5/24-65/24.....\$ | 91.16 |
| 3. | Steve Cuda (Inv. 485, 486, 577).....\$ | 927.00 |
| 4. | Secretary/Treasurer remuneration.....\$ | 1,000.00 |
| 5. | Cesar Ramos Ent. (May Mowing).....\$ | 400.00 |
- Motion** to approve the payment of bills by Mr. Bittner, 2nd by Mrs. Wirtz. **Motion Approved 3 YES, 0 NO**
- VI Communications**
- A. Update on Lakefront Park:** Mr. Hilton reported that our attorney was working on establishing a meeting with the owners of the property, the MPOA and subdivision representatives to work out an agreement.
- B. Village of Wonder Lake:** Mr. Houston reported that the Village is planning a celebration to acknowledge the start of the construction project bringing sewer & water to the business district.
- C. MPOA Report:** Mr. Hilton reported that the dam repair will be accomplished this year, the Budget Committee has not yet met and that he needs direction from the WSPIA Board on how to vote to allow MPOA to seek a construction loan to fund the dam repair. **Motion** by Mr. Bittner to authorize a yes vote to allow MPOA to secure a loan for dam repairs, 2nd by Mrs. Wirtz. **Motion Approved 3 YES, 0 NO**
- D. Claussen Counter Proposal Letter:** Following discussion Directors requested that liens be filed on the properties reflecting the total amount due and to resend the Board's counter proposal letter and request a response.
- VII Commission Reports**
- A. Beach Commission: No Report**
- VIII 2025 Budget-Review: No Report**
- IX Year to Date Delinquent Dues: No Report**
- X Unfinished Business**
- A. 2025 Fee for Lawn Mowing:** President Houston received a notice from Mr. Ramos that the lawn mowing fee for 2025 will be \$480.00/month, beginning on 6/1/2025. Following discussion, **Motion** by Mrs. Wirtz to accept the \$480.00 mowing fee for 2025, 2nd by Ms. Wegner. **Motion Approved 3 YES, 0 NO**
- B. WSPIA Beach Party:** President Houston requested that the Board consider a donation to assist in financing a subdivision wide beach party to be held on 7/19 or 7/26. Following discussion, **Motion** by Mrs. Wirtz, to authorize donation of \$500.00 to help offset the cost of a subdivision beach party, 2nd by Mr. Bittner. **Motion Approved 3 YES, 0 NO**
- XI* New Business: None**
- XII Public Comment: None**
- XIII Adjournment:** **Motion** by Ms. Wegner to Adjourn meeting at 8:05 PM, 2nd by Mr. Bittner. **Motion Approved 3 YES, 0 NO**
- Next Directors Meeting-July 7, 2025, in the MPOA Office.**

Respectfully submitted,

Approved,

Richard Hilton, Secretary/Treasurer

Joseph Houston, President