

WOODED SHORES PROPERTY IMPROVEMENT ASSOCIATION

P.O. Box 37

Wonder Lake, IL 60097

www.wspia.org

Minutes of the meeting of the Directors and Committee Members of the WSPIA, Inc. Held on **Tuesday, May 13, 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 7:30 PM.
- II Roll Call to establish a quorum:** President Joeseeph Houston, Directors Benjamin Lippert, Steven Bittner, Michele Wirtz, Janice Wegner and Alternate Director Constance Prete present, **Quorum Established.** Also Present: secretary/Treasurer Richard Hilton
- III Review and approval of Minutes of April 8, 2025: Motion** to approve the Minutes with/or without corrections by Mr. Lippert, 2nd by Mr. Bittner. **Motion Approved 5 YES and 0 NO.**
- IV Treasurer's Report:** Treasurer Hilton reported that for the month ending April 30, 2025, the WL State Bank Savings Account balance \$588.10 and the WL State Bank Checking Account balance was \$10,730.79. McHenry State Savings Bank Money Market Account was \$42,983.59. Total funds from all sources was \$54,302.48. January 1, 2025 through April 30, 2025, WL State Bank income was \$11,922.89 and expenses were \$2,295.52. For the same year to date period, the Money Market Account had \$473.26 of interest earned and \$15.00 of expenses. Following a review, **Motion** by Mr. Lippert to accept the Treasurer's Report, 2nd by Mrs. Wirtz. **Motion Approved 5 YES and 0 NO.**
- V Bills submitted for Approval:**
1. ComEd - Electricity, February – Beach Security.....NTE..\$ 31.00
 3. Cesar Ramos (Lawn Maintenance & Beach Residue/cleanup).....\$ 330.00
- Motion** by Mr. Lippert to pay the bills, 2nd by Mr. Bittner. **Motion Approved 5 YES and 0 NO.**
- VI Communications**
- A. Update on Lakefront Park:** Mr. Hilton reported that WSPIA attorney discussed the matter with Mathews Estate attorney, and they have decided to wait until the Mathews Trust officer returns to town on May 21, 2025. They will then set up a meeting that will include MPOA President Brad Dennison, WSPIA President Joseph Houston and MPOA Treasurer Thomas Cooper and work toward a mutually satisfactory settlement
- B. Village of Wonder Lake:**
- C. MPOA Report:** Mr. Hilton reported that 1) the MPOA Budget Committee has not yet met so the MPOA 2026 dues amount is still up in the air. 2) The dam repair will take place during the 2025 construction season and the estimated cost will be approximately \$150,000.00. 3) A letter of intent was received by the MPOA Sediment Sales Committee to purchase 250 yds of sediment at a cost of \$30.00/yd. The committee will again plant a test garden that will include WL sediment, and 2 commercial soils for output comparison.
- D. BOD Meetings, Day & Time:** President Houston requested that we consider changing the day & time to meet. Following discussion, **Motion** by Mr. Lippert to move the Board meeting to the 1st Monday of the month, beginning with the June meeting and to change the time to 7:00 PM, 2nd by Mr. Bittner, **Motion Approved 5 YES and 0 NO.**
- VII Commission Reports**
- A. Beach Commission:** Mr. Lippert reported that the turnout for Beach cleanup was much better than past cleanups. The purchase of sand for the Beach area is pending and he has begun working on a WSPIA summer beach party.
- VIII 2023 Budget-Review:** Updates on the 2025 Budget are incomplete and will be brought up to date.
- IX Year to Date Delinquent Dues:** No Report
- X Unfinished Business:** None
- XI New Business:** None
- XII Public Comment:** None
- XIII Adjournment:** **Motion** to adjourn at 8:25 PM by Mr. Lippert, 2nd by Mr. Bittner. **Motion Approved 5 YES and 0 NO.**

Next Directors Meeting-June 2, 2025, 7:00PM in the MPOA Office.

Respectfully Submitted,

Approved,

Richard Hilton, secretary/Treasurer

Joseph Houston, President