

WOODED SHORES PROPERTY IMPROVEMENT ASSOCIATION

P.O. Box 37

Wonder Lake, IL 60097

[www.wspia.org](http://www.wspia.org)

Minutes of the meeting of the Directors and Committee Members of the WSPIA, Inc. held on **Monday, August 11, 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:** Vice President Hanson called the meeting to order at 7:04 PM.
- II Roll Call to establish a quorum:** Directors present included Vice President Bruce Hanson, and Directors Benjamin Lippert, Connsstance Prete, Steven Bittner, Janice Wegner, Michele Wirtz. **Quorum Established.**  
Also Present, Secretary/Treasurer Richard Hilton and Member Property Owners Cindy Hanson and Mike Novak
- III Review and approval of Minutes of July 7, 2025:** Motion to approve the Minutes as presented by Mrs. Wirtz, Second by Mr. Lippert. **Motion Approved 5 YES 0 NO**
- IV Treasurer's Report:** Treasurer Hilton reported that for the month ending July 31, 2025, the WL State Bank Savings Account balance is \$588.25 and the WL State Bank Checking Account balance is \$3,329.64. McHenry State Savings Bank Money Market Account is \$43,103.37. Total funds from all sources is \$47,021.26. January 1, 2025 through July 31, 2025, WL State Bank income was \$16,032.45 and expenses were \$12,987.27. For the same year to date period, the Money Market Account had \$603.04 of interest earned and \$25.00 of expenses. Following a review, **Motion by Mr. Lippert to accept the Treasurer's Report as presented, 2<sup>nd</sup> by Ms. Prete.**  
**Motion Approved 5 YES 0 NO**
- V Bills submitted for Approval**
- |    |                                                      |              |
|----|------------------------------------------------------|--------------|
| 1. | ComEd - Electricity, July – Beach Security.....      | \$ 33.85     |
| 2. | Pitel Septic (Inv. 62234, Porta Potty 7/24-8/24..... | \$ 91.16     |
| 3. | Marengo Disposal (July).....                         | NTE \$ 61.00 |
| 4. | Cesar Ramos Ent. (Lawn Mowing-July).....             | \$ 480.00    |
| 5. | Attorney Steve Cuda.....                             | \$2,184.00   |
| 6. | Joe Houston (Beach party supplies).....              | \$ 205.06    |
| 7. | USPS (P.O. Box Rental-6 months).....                 | \$ 78.00     |
| 8. | Mr. & Mrs. Thomson(Sub'n Entrance Maint.).....       | \$ 139.96    |
- Motion by Mrs. Wirtz to approve Bills for payment, 2<sup>nd</sup> by Mr. Lippert. Motion Approved 5 YES 0 NO**
- VI Communications**
- A. Update on Lakefront Park (Hilton):** Proposed Negotiated settlement in Mathews Estate hands. Waiting for response.
- B. Village of Wonder Lake (Houston): No Report**
- C. MPOA Report (Hilton):** Budget Committee working on 2026 Proposal.
- VII Commission Reports**
- A. Beach Commission:** Mr. Lippert working on Beach improvements and removal of a disabled boat lift.
- VIII 2025 Budget-Reviewed**
- IX Year to Date Delinquent Dues-reviewed**
- X Unfinished Business**
- XI New Business**
- A.** Janice Wegner Reported that free mulch was available in Mrs. Brundage's driveway.
- XII Public Comment:** NONE
- XIII Adjournment:** Motion to Adjourn by Mr. Bittner, 2<sup>nd</sup> by Mr. Lipert. **Motion Approved 5 YES 0 NO**

**Next Directors Meeting-September 8, 2025, in the MPOA Office.**

Respectfully Submitted,

Approved,

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Richard Hilton, Secretary/Treasurer

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Joseph Houston, President