

WOODED SHORES PROPERTY IMPROVEMENT ASSOCIATION
P.O. Box 37

Wonder Lake, IL 60097

www.wspia.org

Minutes of the Directors and Committee Members of the WSPIA, Inc. held on Monday, September 15, 2025 at 7:00 PM at the MPOA Building, 7602 Hancock Dr., Wonder Lake, IL.

MINUTES

- I Call to Order:** The meeting was called to order by President Houston at 7:00 PM.
- II Roll Call to establish a quorum:** Officers and Directors present include President Joseph Houston, Vice president Bruce Hanson, and Directors Steve Bittner, Ben Lippert, Janice Wegner and Michele Wirtz. **Quorum Established** Also present, Secretary/Treasurer Richard Hilton and Member Owners Eric & Kim Windler and Kyle Mandernack.
- III Review and approval of Minutes of August 11, 2025:** Following a review, **Motion** by Mr. Hanson to approve the Minutes as presented, Second by Mr. Lippert. **Motion Approved 5 YES 0 NO**
- IV Treasurer's Report:** Treasurer Hilton reported that for the month ending August 31, 2025, the WL State Bank Savings Account balance \$588.25 and the WL State Bank Checking Account balance was \$2,484.40. McHenry State Savings Bank (PILLUR) Money Market Account was \$43,143.87. Total funds from all sources was \$46,216.32. January 1, 2025 through August 31, 2025, WL State Bank income was \$16,267.53 and expenses were \$14,067.59. For the same year to date period, the Money Market Account had \$648.54 of interest earned and \$30.00 of expenses. Following a review, **Motion** by Mr. Lippert to accept the Treasurer's Report, 2nd by Mr. Hanson. **Motion Approved 5 YES 0 NO**

Bills submitted for Approval

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|----|---|--------------|
| 1. | ComEd - Electricity, Aug. – Beach Security..... | \$ 34.72 |
| 2. | Pitel Septic (Inv. 62234, Porta Potty 7/24-8/24.....) | \$ 91.16 |
| 3. | Marengo Disposal (September)..... | NTE \$ 61.00 |
| 4. | Cesar Ramos Ent. (Lawn Mowing-Aug.)..... | \$ 480.00 |
| 5. | Attorney Steve Cuda..... | \$2,579.50 |

Motion to approve Bills for payment by Mrs. Wegner, Second by Mr. Hanson. **Motion Approved 5 YES 0 NO**

VI Communications

- A. Update on Lakefront Park (Hilton)** A proposed negotiated settlement agreement has been submitted to the Mathews Estate Trustees for consideration. (The NWA will purchase the properties and donate the 2 lake bottom parcels to the MPOA and the Lakefront Park to the WSPIA)
- B. Village of Wonder Lake (Houston)** The Police Dept. promoted a Sargeant to lieutenant and 2 officers to Sargeant, The Hancock Dr. sewer and water project remains on schedule.
- C. MPOA Report-Budget (Hilton)** The MPOA Budget Committee has recommended a \$4.00 per lot increase in the Annual Dues in order to create a proposed 2026 balanced budget. It will be voted on during the October Convention of Delegated.

VII Commission Reports

- A. Beach Commission:** Beach fall clean-up[is scheduled for 10/11 with a 10/18 rain date. Following discussion, **Motion b Motion Approved 5 YES 0 NO**. President to contact Attorney Steve Cuda for advise/letter to change the location of John Klein's Pier.

VIII 2025 Budget-Review: No Report

IX Year to Date Delinquent Dues: No Report

X Unfinished Business

- A. Mulch/Foot path:** Mrs. Wegner has properly situated the wood chips on the foot Path.
- B. Rules & Regs.-Subdivision Sponsored/All Beach parties.** President Houston to seek advise from Attorney Cuda regarding liability of WSPIA to allow Liquor at subdivision sponsored events.

XI* New Business: None

XII Public Comment: None

XIII Adjournment: Motion to adjourn at 7:45 PM by Mr. Lippers, Second by Mr. Hanson. **Motion Approved 5 YES 0 NO**
Next Directors Meeting-Monday, October 6, 2025, 7:00PM in the MPOA Office.

Respectfully Submitted,

Approved,

Richard Hilton, Secretary/Treasurer

Joseph Houston, President