

WOODED SHORES PROPERTY IMPROVEMENT ASSOCIATION

P.O. Box 37

Wonder Lake, IL 60097

www.wspia.org

MINUTES

Minutes of the meeting of the Directors and Committee Members of the WSPIA, Inc., held on **Monday, October 6, 2025 at 7:00 PM** at the MPOA Building, 7602 Hancock Dr., Wonder Lake, IL.

- I Call to Order:** President Houston called the meeting to order at 7:05 PM.
- II Roll Call to establish a quorum:** President Joseph Houston, Vice President Bruce Hanson, Directors Michele Wirtz, Janice Wegner and Ben Lippert Present-**Quorum Established. Also present,** Secretary/Treasurer Richard Hilton, Property Owner Members Robert & Virginia Claussen, Eric & Kim Windler and Village of Wonder Lake President Dan Dycus.
- III Review and approval of Minutes of September 15, 2025: Motion** by Michele Wirtz to accept the Minutes as presented, 2<sup>nd</sup> by Ben Lippert. **Motion Approved 5 YES, 0 NO**
- IV Treasurer's Report:** Treasurer Hilton reported that for the month ending September 30, 2025, the WL State Bank Savings Account balance \$588.40 and the WL State Bank Checking Account balance was \$45,036.06. McHenry State Savings Bank (PILLUR) Money Market Account was closed and the total funds were transferred to the Wonder Lake State Bank Checking Account. Total funds from all sources were \$45,624.46.  
January 1, 2025 through September 30, 2025, WL State Bank income was \$1.01 in interest and expenses were \$592.72. 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. Hanson to accept the Treasurer's Report, 2<sup>nd</sup> by Mr. Lippert.  
**Motion Approved 5 YES 0 NO**
- V Bills submitted for Approval**
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|----|--|--------|
| 1. | ComEd - Electricity, July – Beach Security.....NTE..\$ | 36.00  |
| 2. | Pitel Septic (Inv. 62234, Porta Potty 7/24-8/24.....\$ | 91.16  |
| 3. | Marengo Disposal (August).....NTE \$                   | 61.00  |
| 4. | Cesar Ramos Ent. (Lawn Mowing-Sept.).....\$            | 480.00 |
- Motion** by Mr. Lippert to authorize payment of the bills, 2<sup>nd</sup> by Mr. Hanson. **Motion Approved 5 YES 0 NO**
5. **Claussen Delinquency:** President Houston introduced Mr. & Mrs. Claussen to the Board Members and began a discussion of the past correspondence and discussions by the Board and President Dycus regarding the Claussen Annual Dues delinquency issues. Following discussion the Board offered to reduce their settlement requirements to \$14,000 if the Claussen's would also donate their vacant Merchant Creek property to the Nippersink Watershed Association, a 501c3 not for profit corporation. It was pointed out that the donated property would enable the Claussens to receive a deduction in the future payment of taxes to the IRS. Virginia Claussen indicated that she would review and advise the Board of her decision prior to the Board's next meeting.
- VI Communications**
- A. **Update on Lakefront Park:** Mr. Hilton advised that a tentative settlement has been reached. It will result in the sale of the properties held by the Mathews Estate to the Nippersink Watershed Association (NWA). The NWA will then donate the Lakebottom parcels to the MPOA, the Lakefront Park to the Wooded Shores subdivision and use the other parcels as a negotiating tool to gain ownership of an adjoining Marchant Creek parcel.
- B. **Village of Wonder Lake:** President Houston advised the Board that South Drive, Hancock Drive and Sunset Drive between Lake Shore Drive And East Wonder Lake Road will be paved before winter arrives. Also, the Village has received a permit for placement of the stoplight at the Stonewater subdivision entrance and it will be installed once a turn lane into the school has been established.one a turn lane into
- C. **MPOA Report:** Mr. Hilton reported that the MPOA Board of Directors recommended approval of a \$4.00/lot increase in their Annual Dues be approved by the Delegates during their Annual Convention and as MPOA Director, He and MPOA Delegate Houston require direction from the WSPIA Board on how to vote on the increase. Following discussion, **Motion** by Mrs. Wirtz to authorize a vote to approve the MPOA \$4.00 dues increase by Mr. Hilton and President Houston, 2<sup>nd</sup> by Mr. Lippert. **Motion Approved 5 YES 0 NO**
- VII Commission Reports**
- A. **Beach Commission:** Mr. Lippert reminded the Board that the Beach cleanup is scheduled for Saturday, Oct. 11 and that the Piers will be scheduled for removal from the Lske prior to that time.
- VIII 2025 Budget-Review: (No Report)**
- IX Year to Date Delinquent Dues:** Status reviewed, No action.

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MINUTES-continued

**X Unfinished Business**

**A. Rules & Regs.-Subdivision Sponsored/All Beach parties.** (Matter discussed, no action taken)

**XI\* New Business**

**A. By Law Change? WSPIA Members, ownership of Chickens:** President Houston announced that the Village had approved an Ordinance that regulates the ownership of chickens by property owners within the Village boundaries. President Houston questioned if the Board wanted to consider recommending a by law that would prohibit the ownership of chickens within the subdivision boundary. Another question was whether the Village would enforce such a by law. Following discussion, it was determined that the ordinance should be reviewed before any decision is made by the WSPIA Board.

**XII Public Comment: (None)**

**XIII Adjournment: Motion** To adjourn at 8:23 PM by Mr. Lippert, 2<sup>nd</sup> by Mr. Hanson. **Motion Approved 5 YES 0 NO**

**Next Directors Meeting-Monday, November 3, 2025, 7:00PM in the MPOA Office.**

Respectfully submitted,

Approved,

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Richard Hilton, Secretary/Treasurer

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Joseph Houston, President

