

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 , **November 3, 2025 at 7:00 PM** at the MPOA Building, 7602 Hancock Dr., Wonder Lake, IL.

AGENDA

- I Call to Order:** President Houston called the meeting to order at 7:00PM.
- II Roll Call to establish a quorum:** President Joseph Houston, Vice President Bruce Hanson, Directors Steven Bittner, Benjamin Lippert, Constance Prete, Present and Director Michele Wirtz present by phone. **Quorum Established** Also Present, Secretary/Treasurer Richard Hilton and Property Owners Robert and Virginia Clausen.
- III Review and approval of Minutes of October 6, 2025: Motion** by Ben Lippert to accept the minutes as presented, 2nd by Bruce Hanson. **Motion Approved, 5 YES, 0 NO**
- IV Treasurer's Report:** Treasurer Hilton reported that for the month ending October 31, 2025, the WL State Bank Savings Account balance \$588.45 and the WL State Bank Checking Account balance was \$45,843.49. Total funds from all sources were \$46,431.94. January 1, 2025 through October 31, 2025, WL State Bank income was \$1,554.25 and expenses were \$746.82.
Following review, **Motion** by Mr. Hanson to accept the Treasurer's Report, 2nd 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 9/24-10/24.....\$ | 91.16 |
| 3. | Marengo Disposal (August, sept., Oct.).....NTE...\$ | 60.00 |
| 4. | Cesar Ramos Ent. (Lawn Mowing-Oct.).....NTE...\$ | 480.00 |
- Motion** by Ben Lippert to accept the Treasurer's Report, 2nd by Mr. Bittner. **Motion Approved 5 YES 0 NO**
5. **Clausen Delinquency (Houston/Robert & Virginia Claussen):** Following discussion **Motion** by Steve Bittner to require the Clausens to pay the WSPIA \$7,000.00 on or before January 1, 2026 and to pay the WSPIA \$1,000.00 on the first of each month beginning on February 1, 2026 and continuing through August 1, 2026. Following the August 1 payment, the WSPIA will execute a release of lien for each of the Clausen's five properties showing that all fees and charges have been paid in full. Should the Clausens default on the payment schedule the WSPIA will initiate a law suit for the total amount due on each of five properties owned by the Clausens. Both Robert and Virginia Clausen voiced agreement with the payment schedule.
Motion Approved 5 YES 0 NO
- VI Communications**
- A. Update on Lakefront Park:** There is an agreement whereby the Nippersink Watershed Association (NWA) will purchase the Mathews properties and then donate the lakebottom parcels to the MPOA and the above water lakefront park to the WSPIA. Closing scheduled for mid November.
- B. Village of Wonder Lake:** Trustee Houston reported that the Village has hired 2 police officers and the permit for the installation of the stop lite at the Stonewater subdivision entrance has been submitted to the governing organization.
- C. MPOA Report:** The \$4.00 dues increase for 2026 was approved and the contractor for the sluice gate repair is developing a maintenance plan.
- VII Commission Reports**
- A. Beach Commission:** No Report
- VIII 2025 Budget-Review:** No Report
- IX Year to Date Delinquent Dues:** Reviewed-No action taken
- X Unfinished Business**
- A. Rules & Regs.-Subdivision Sponsored/All Beach parties:** Tabled
- B. By Law Change? WSPIA Members, ownership of Chickens:** Tabled
1. **Village Ordinance Regulating Chicken Ownership:** Tabled
- XI* New Business:** None
- XII Public Comment:** None
- XIII Adjournment:** **Motion** to adjourn by Bruce Hanson, 2nd by Ben Lippert at 8:28PM- **Motion Approved 5 YES 0 NO**
Next Directors Meeting-Monday, December 1, 2026, 7:00PM in the MPOA Office.

Respectfully Submitted,

Approved,

Richard Hilton, Secretary/Treasurer

Joseph Houston, President