

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 **December 8, 2025 at 7:00 PM** at the MPOA building.

APPROVED MINUTES

- I **Call to Order:** President Houston called the meeting to order at 7:02 PM.
- II **Roll Call to establish a quorum:** President Joseph Houston, Vice President Bruce Hanson, Directors Michele Wirtz, Ben Lippert, Steven Bittner, Janice Wegner Present. **Quorum Established.** Also Present, secretary/Treasurer Richard Hilton.
- III **Review and approval of Minutes of November 3, 2025: Motion** by Michele Wirtz to approve Minutes as presented, second by Ben Lippert. **Motion Approved 5 YES, 0 NO.**
- IV **Treasurer's Report:** Treasurer Hilton reported that for the month ending November 30, 2025, the WL State Bank Savings Account balance \$588.50 and the WL State Bank Checking Account balance was \$45,602.27. Total funds from all sources was \$46,119.77. January 1, 2025 through November 30, 2025, WL State Bank income was \$60,967.21 and expenses were \$15,649.40. Following a review, **Motion** by Mr. Lippert to accept the Treasurer's Report, 2nd by Mr. Hanson. **Motion Approved 5 YES 0 NO**
- V **Bills submitted for Approval**
 - 1. **ComEd - Electricity, Nov. – Beach Security.....\$ 33.65**
Motion by Mrs. Wirtz to authorize payment of bill, second by Mr. Bittner. **Motion Approved 5 YES, 0 NO.**
 - 3. **Claussen Delinquency:** President Houston advised that the settlement agreement has been approve by the Claussens and that the first payment of \$7000.00 should be received by January 1, 2026.
- VI **Communications**
 - A. **Update on Lakefront Park:** Mr. Hilton advised that the lakefront park and 2 lake bottom parcels are now owned by the Nippersink Watershed Association(NWA) and the WSPIA attorney was preparing deeds to the WSPIA for the lakefront parcel and to the MPOA for the 2 lake bottom parcels.
 - B. **Village of Wonder Lake:** President Houston advised that (1) the Village has established a footpath on the property it owns off of Oakwood Drive connecting WSPIA and the Wonder View subdivisions. (2) the Hogan Property on Barnard Mill Road has been annexed and (3) the Hancock Drive project is on schedule and work will focus on the construction of the lift station and water/sewer connections to the water tower and sewer plant.
 - C. **MPOA Report:** Mr. Hilton reported that the MPOA's \$4.00 increase in their annual dues was passed and the proposed budget for year 2026 has been approved.
- 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**
 - 1. **Village Ordinance Regulating Chicken Ownership: Tabled**
- XI* **New Business**
 - A. **Reimbursement of expenses Incurred by Brenda and Forest Thomson.**
 - B. **Golf Carts: Discussion – No action taken**
- XII **Public Comment: None**
- XIII **Adjournment:** Meeting Adjourned at 7:41 on a **Motion** by Mr. Lippert and second by Mr. Bittner.

Next Directors Meeting-Monday, January 5, 2026, 7:00PM in the MPOA Office.