

**WOODED SHORES PROPERTY IMPROVEMENT ASSOCIATION**

*Called the meeting to order at 7:00*

P.O. Box 37

Wonder Lake, IL 60097

www.wspia.org

Meeting of the Directors and Committee Members of the WSPIA, Inc. scheduled for **January 5, 2026 at 7:00 PM** at the MPOA Building, 7602 Hancock Dr., Wonder Lake, IL.

**APPROVED MINUTES**

- I Call to Order:** President Houston called the meeting to order at 7:00 PM.
- II Roll Call to establish a quorum:** President Joseph Houston, Vice President Bruce Hanson and Directors Ben Lippert, Constance Preete, Janice Wegner, Michele Wirtz present. **Quorum Established.** Also present Secretary/Treasurer Richard Hilton
- III Review and approval of Minutes of December 8, 2025: Motion** by Bruce Hanson to approve the Minutes as presented, second by Michele Wirtz. **Motion Approved 5 YES 0 NO**
- IV Treasurer's Report:** Treasurer Hilton reported that for the month ending December 31, 2025, the WL State Bank Savings Account balance \$588.55 and the WL State Bank Checking Account balance was \$52,357.79. Total funds from all sources was \$52,946.34. January 1, 2025 through December 31, 2025, WL State Bank income was \$68,106.38 and expenses were \$16,033.05. Following a review, **Motion** by Mr. Lippert to accept the Treasurer's Report, 2<sup>nd</sup> by Mr. Hanson. **Motion Approved 5 YES 0 NO**
- V Bills submitted for Approval**
1. **ComEd - Electricity, Nov. – Beach Security ..... \$ 35.00**
  2. **Reimburse Secretary-Expenses for Dues Billing.....\$ 25.11**
- Motion** by Janice Wegner to authorize payment of the bills, second by Bruce Hanson. **Motion Approved 5 YES 0 NO**
3. **Claussen Delinquency:** Settlement Agreement approved and signed by all parties. 1<sup>st</sup> payment of at \$7,000.00 received and deposited on 12/30/2025
- VI Communications**
- A. **Update on Lakefront Park:** WSPIA now the sole owner of the lake front park.
  - B. **Village of Wonder Lake:** No report
  - C. **MPOA Report:** Lacking a quorum of officers, there will be no January meeting.
- VII Commission Reports**
- A. **Beach Commission:** No Report
- VIII 2025 Budget:** Treasurer Hilton is auditing the expenses and has assured the Board that a report will be presented during the February meeting.
- 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:** Mr. Hilton will present a draft of an amendment to the WSPIA By Laws for the February meeting
- XI\* New Business: None**
- XII Public Comment: None**
- XIII Adjournment: Motion** to adjourn the meeting at 7:26 PM, by Mr. Lippert, second by Mrs. wirtz. **Motion Approved 5 YES 0 NO**

**Next Directors Meeting-Monday, February 2, 2026, 7:00PM in the MPOA Office.**