

WOODED SHORES PROPERTY IMPROVEMENT ASSOCIATION

P.O. BOX 37

WONDER LAKE IL 60097

WWW.WSPIA.ORG

MONDAY, MAY 4, 2026

1. CALL TO ORDER

President Joseph Houston called the Wooded Shores Property Improvement Association meeting to order at 7:08 PM which was held at the MPOA Building at 7602 Hancock Dr., Wonder Lake, IL

2. ROLL CALL

Upon Roll Call by Secretary/Treasurer Richard Hilton, the following Officers and Directors were present:

President - Joseph Houston

Directors: Constance Prete, Steve Bittner, Janice Wegner, Benjamin Lippert

Secretary/Treasurer: Richard Hilton

QUORUM PRESENT

Also present: Property owners Cheryl Falk-Novak and Mike Novak

3. REVIEW AND APPROVAL OF MINUTES FROM APRIL 6, 2026

MOTION to approve minutes made by Benjamin Lippert and seconded by Steve Bittner

Ayes 4, Nays 0

MOTION DECLARED CARRIED

4. TREASURER REPORT

Richard Hilton presented the Treasurer's Reports for the months of March and April 2026. An adjustment will be made to include a \$5,605.50 in legal expense payment made to Attorney Steve Cuda, which was inadvertently omitted from the report and will be corrected.

It was also discussed that a checking account was established with Chase Bank in McHenry on April 22, 2026, with an initial deposit of \$3,000. Additionally, a 6-month certificate of deposit at 3.25% was opened with Chase Bank in the amount of \$40,000.

MOTION to approve the Treasurer Report after amendment made by Benjamin Lippert and seconded by Steve Bittner.

Ayes 4, Nays 0

MOTION DECLARED CARRIED

5. BILLS SUBMITTED FOR APPROVAL

* ComEd (not to exceed) \$ 50.00

* Reimburse Richard Hilton for copies, envelopes, stamps for Newsletter \$124.29

MOTION to approve the bills submitted for approval made by Benjamin Lippert and seconded by Steve Bittner.

WOODED SHORES PROPERTY IMPROVEMENT ASSOCIATION
P.O. BOX 37
WONDER LAKE IL 60097
WWW.WSPIA.ORG

Ayes 4, Nays 0

MOTION DECLARED CARRIED

6. COMMUNICATIONS

Claussen Delinquency – President, Joseph Houston:

The agreement has been continued to be fulfilled, and they are current, with the final delinquent payment scheduled to be made in August.

Village of Wonder Lake – President, Joseph Houston:

Several businesses on Hancock Drive in Wonder Lake have requested permission to maintain their existing well and sewer systems in addition to connecting to city water service. This was not recommended due to potential health concerns. Approval was ultimately granted; however, the wells would be classified as non-potable and could only be used for irrigation purposes and not for any use inside the buildings. Construction progress remains on schedule, with street repaving anticipated to take place within the coming month.

MPOA Report – Secretary/Treasurer Richard Hilton:

Repairs to the dam are expected to begin within the next week or two but have been delayed due to excessively high-water levels. Once started, the project should be completed in a week to ten days.

7. COMMISSION REPORT

Beach Commission – Benjamin Lippert

The beach clean-up is scheduled for this coming Saturday, May 9, 2026, at 10:00 AM. The lawn will be mowed beforehand, and Jason will place the buoys. A quote has been requested from Hunter for the removal of overgrown weeds and replacement of the beach light bulbs. The porta potty was delivered last Friday, and the new company has been great to work with. The piers will also be installed this Saturday, and a picnic will follow the beach clean-up.

8. YEAR TO DATE DELINQUENT DUES

Thirty-One delinquent property owners have been notified by mail and have until May 30, 2026, to bring their accounts current. Should the accounts remain unpaid after that date, legal action may be pursued.

9. OLD BUSINESS

None

10. NEW BUSINESS

None

11. PUBLIC COMMENT

Property owner Cheryl Falk-Novak of 3224 East Lake Shore Drive asked whether the walking

WOODED SHORES PROPERTY IMPROVEMENT ASSOCIATION
P.O. BOX 37
WONDER LAKE IL 60097
WWW.WSPIA.ORG

path leading down to the lake on the northeast side of the beach area could also be included in the beach clean-up efforts, as it could use some minor maintenance

Property owner Mike Novak of 3224 East Lake Shore Drive stated that although he has only lived in the subdivision for nearly a year, he has already noticed the erosion occurring at Wooded Shore Beach and asked what could be done to address the issue. The Board explained that the first major hurdle was recently accomplished with the association finally obtaining ownership of the beachfront property, as funds could not reasonably be invested into property that was not owned by the subdivision. Any corrective measures moving forward would be complex and would likely require involvement and approval from the United States Army Corps of Engineers. The project would also be extremely costly and would require further investigation. The possibility of pursuing grant funding was also discussed.

12. ADJOURNMENT

MOTION to Adjourn made by Steve Bittner and seconded by Benjamin Lippert at 7:42 PM.

Ayes 4, Nays 0

MOTION DECLARED CARRIED

Minutes respectfully submitted by:

Richard A Hilton, Secretary/Treasurer