

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

MONDAY, JUNE 15, 2026

1. CALL TO ORDER

President Joseph Houston called the Wooded Shores Property Improvement Association meeting to order at 7:05 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

Vice Present: Bruce Hanson

Secretary/Treasurer: Richard Hilton

Directors: Steve Bittner, Benjamin Lippert, Janice Wegner, Michele Wirtz

QUORUM PRESENT

Also present: Residents Cheryl and Mike Novak

3. REVIEW AND APPROVAL OF MINUTES FROM MAY 4, 2026

MOTION to approve minutes made by Benjamin Lippert and seconded by Bruce Hanson.

Ayes 4, Nays 0

MOTION DECLARED CARRIED

4. TREASURER REPORT

Richard Hilton presented the Treasurer's Report for all accounts as of May 31, 2026. Director Michele Wirtz inquired whether the Board would make a decision regarding the reinvestment of the \$40,000 Chase Bank CD before its maturity date. The CD is scheduled to mature on October 22, 2026 and this will be on the October agenda to discuss prior to the maturity date.

MOTION to approve the Treasurer Report Bruce Hanson and seconded by Benjamin Lippert.

Ayes 4 Nays 0

MOTION DECLARED CARRIED

5. BILLS SUBMITTED FOR APPROVAL

* **ComEd (May) - \$46.06**

* **Marengo Disposal (May) - Not to exceed \$70.00**

* **CNCCH Law (Legal Fees) - \$175.00**

* **Porta Potti (May) - \$65.00**

* **Lawn Mowing (May) - \$500.00**

Richard Hilton requested that Benjamin Lippert resend the invoice for the porta-potty rental for payment. Benjamin promptly resent the invoice. A check has also been issued to the lawn

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mowing service provider for payment. President Joseph Houston inquired as to the payment for **CNCCH Law (Legal Fees) - \$175.00**. Richard Hilton explained this was the final billing for lake front deeds. President Joseph Houston noted that Director Janice Wegner recently suggested establishing a policy that would allow routine Association utility and operating expenses, up to a predetermined dollar amount, to be automatically approved. If a Board meeting must be rescheduled due to unforeseen circumstances, this policy would allow for the timely payment of recurring and essential expenses to ensure uninterrupted operations and to avoid late fees, penalties, or service disruptions.

MOTION to approve the bills submitted for approval along with implementing an policy that would allow routine Association utility and operating expenses to be automatically approved with a “not to exceed stipulation” made by Michele Wirtz and seconded by Steve Bittner.

Ayes 4, Nays 0

MOTION DECLARED CARRIED

6. COMMUNICATIONS

Village of Wonder Lake – President, Joseph Houston:

No report.

MPOA Report – Secretary/Treasurer Richard Hilton:

Maintenance work on the dam has been completed, with the final cost coming in below the projected budget.

A presentation was also given regarding the development of a fundraising initiative to generate funds for future lake maintenance and repair projects. As part of this effort, the establishment of a 501(c)(3) nonprofit organization is being explored to manage and oversee the fundraising activities.

7. COMMISSION REPORT

Beach Commission – Benjamin Lippert

As a result of the recent storms, a tree on the beach property will need to be removed. He is currently obtaining quotes for the work and plans to request that the resulting wood chips be repurposed for use on the walking path.

Director Michele Wirtz raised concerns regarding the Wooded Shores sign, noting that it has become difficult to read and is in need of replacement. She will obtain quotes for a new sign and present her findings for Board consideration at a future meeting.

8. BUDGET

Richard Hilton presented the budget report and noted that there have been no changes since the previous reporting period.

9. DELINQUENCIES

Richard Hilton reported that account delinquencies are currently in good standing. He also

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noted that he and Joe will follow up on and collect any outstanding balances.

10. OLD BUSINESS

None

11. NEW BUSINESS

*** ByLaws (split Treasurer & Secretary)**

The Board discussed the possibility of separating the Treasurer and Secretary position into two distinct positions. This change would require an amendment to the Association's bylaws, which would necessitate approval by at least 10% of the Association membership. The proposal will be further researched and evaluated. In the meantime, it was determined that Richard Hilton will document the responsibilities associated with each position to assist in evaluating the feasibility of the change. The matter will be revisited at a future meeting.

President Joseph Houston announced his intention to resign from his position. However, he indicated that he is flexible regarding the timing of his departure to allow the Board adequate time to make any necessary leadership and organizational adjustments.

12. PUBLIC COMMENT

None

13. ADJOURNMENT

MOTION to Adjourn made by Steve Bittner and seconded by Benjamin Lippert 7:54 PM.

Ayes 4, Nays 0

MOTION DECLARED CARRIED

Minutes respectfully submitted by:

Richard A Hilton, Secretary/Treasurer