

WOODED SHORES PROPERTY IMPROVEMENT ASSOCIATION

P.O. BOX 37

WONDER LAKE IL 60097

WWW.WSPIA.ORG

MONDAY, JULY 6, 2026

1. CALL TO ORDER

President Joseph Houston called the Wooded Shores Property Improvement Association meeting to order at 7:06 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 (Absent), Constance Prete, Janice Wegner, Michele Wirtz

QUORUM PRESENT

Also present: Residents Cheryl and Mike Novak

3. REVIEW AND APPROVAL OF MINUTES FROM JUNE 15, 2026

MOTION to approve minutes made by Michele Wirtz and seconded by Janice Wegner.

Ayes 4, Nays 0

MOTION DECLARED CARRIED

4. TREASURER REPORT

Richard Hilton presented the Treasurer's Report for all accounts as of June 30, 2026.

MOTION to approve the Treasurer Report Steve Bittner and seconded by Bruce Hanson.

Ayes 4, Nays 0

MOTION DECLARED CARRIED

5. BILLS SUBMITTED FOR APPROVAL

*** ComEd (JUNE) – Not to exceed \$50.00**

*** Marengo Disposal (May & June) - Not to exceed \$140.00**

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

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

*** Reimburse Richard Hilton \$150.00 (Cash payment made to Dan Kohollman)**

*** Dan Kohollman (lakefront Park tree removal-\$150.00 Cash + \$75.00 Check) - \$225.00 – (This was only for the removal of the fallen limbs. Bid to removing remaining tree to be obtained from Justin Raven).**

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MOTION to approve the bills submitted for approval approved made by Steve Bittner and seconded by Bruce Hanson.

Ayes 4, Nays 0

MOTION DECLARED CARRIED

6. COMMUNICATIONS

Village of Wonder Lake – President, Joseph Houston:

The Water Department will be at Steve Bittner's property within the next week or so. An automatic hydrant flusher is currently located near the property. Unfortunately, the property's septic system was inadvertently flooded, and the Village will be taking permanent measures to divert the water. A temporary solution is currently in place until the permanent modifications are completed. The Village's water and sewer project remains on schedule. Village staff also participated in the Fourth of July Parade, with the Public Works Department assisting with both event setup and cleanup. Additionally, the head of the Water Department will be traveling to Washington, D.C., to testify on behalf of the EPA in support of securing additional funding for community water and sewer infrastructure projects. Lastly, the Village has officially acquired the 84-acre parcel near the Stonewater property. A new salt storage tent has also been obtained to provide covered storage for road salt during the winter months.

MPOA Report – Secretary/Treasurer Richard Hilton:

The Budget Committee has officially convened and is currently reviewing the Association's financial records and deeds to ensure everything is in order. The proposed budget is expected to be presented to the membership for approval at the October meeting. The position of First Vice President will be open during the next election. Efforts are underway to identify and recruit interested candidates to fill the upcoming vacancy.

7. COMMISSION REPORT

Beach Commission – Benjamin Lippert

No report – absent.

8. BUDGET

Richard Hilton presented the budget report, which was reviewed by the Board. There were no questions or concerns regarding the report.

9. DELINQUENCIES

Richard Hilton presented a list of residents who are currently delinquent in paying their Association dues.

10. OLD BUSINESS

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

It was agreed that the Treasurer and Secretary positions will remain combined until the next Annual Meeting. Resident Cheryl Falk-Novak will continue assisting the Treasurer & Secretary, Richard Hilton with the duties of the Secretary position during this time. At the next Annual Meeting, a proposed Bylaw amendment to separate the Treasurer and Secretary positions will

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be presented for resident approval. Richard Hilton will document the responsibilities associated with each position in for the proposed change.

*** New Beach Sign – Director Michele Wirtz**

Michele researched a replacement beach sign for the current one, which is no longer legible. The cost of the new sign will be approximately \$100. Richard Hilton would like to first confirm whether he already has a replacement sign available and will let Michele know by tomorrow. If he does not have one, Michele will proceed with placing the order.

MOTION to approve the order of replacement sign at a cost up to \$100 made by Steve Bittner and seconded by Bruce Hanson.

Ayes 4, Nays 0

MOTION DECLARED CARRIED

11. NEW BUSINESS

None

12. PUBLIC COMMENT

None

13. ADJOURNMENT

MOTION to Adjourn made by Bruce Hanson and seconded by Steve Bittner at 7:35 PM.

Ayes 4, Nays 0

MOTION DECLARED CARRIED

Minutes respectfully submitted by:

Richard A Hilton, Secretary/Treasurer