

WOODED SHORES PROPERTY IMPROVEMENT ASSOCIATION

P.O. BOX 37

WONDER LAKE IL 60097

WWW.WSPIA.ORG

MONDAY, AUGUST 3, 2026

1. CALL TO ORDER

President Joseph Houston called the Wooded Shores Property Improvement Association meeting to order at 7:13 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

Assistant to Secretary/Treasurer: Cheryl Falk-Novak

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

QUORUM PRESENT

Also present: Resident Mike Novak

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

MOTION to approve minutes made by Michele Wirtz and seconded by Bruce Hanson.

Ayes 6, Nays 0

MOTION DECLARED CARRIED

4. TREASURER REPORT

Richard Hilton presented the Treasurer's Report for all accounts as of July 31, 2026. Treasurer Hilton reported that the final payment from Classen, in accordance with the agreement, was received on August 1, 2026, satisfying the payment obligation in full. He will proceed with executing lien releases against the property, confirming that all past-due payments have been received.

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

Ayes 6, Nays 0

MOTION DECLARED CARRIED

5. BILLS SUBMITTED FOR APPROVAL

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

*** Marengo Disposal (MAY, JUNE & JULY) - Not to exceed \$185.00**

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

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

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Director Lippert requested that a \$100 invoice from OPC be added to the bills for payment. The invoice was provided to Richard Hilton. This charge covers the first spray application to eradicate the yellow jacket nests located near the beach. Treasurer Hilton also reported that he has not received invoices from Marengo Disposal for the months of May through July and will follow up with Marengo Disposal. He also noted that the July Porta Potty invoice still reflected an outstanding balance for June. Since the June payment has already been made, he will follow up with the company to have the account corrected.

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

Ayes 6, Nays 0

MOTION DECLARED CARRIED

6. COMMUNICATIONS

Village of Wonder Lake – President, Joseph Houston:

President Houston reported that the Hancock project is expected to be completed within the next month or two. A ribbon-cutting ceremony is planned, and the Governor is expected to attend. President Houston also advised that the Village has initiated court proceedings regarding a property on the west side of the lake. The judge has established a deadline for the property to be brought into compliance with code requirements, and the Village is taking enforcement action to address the homeowner's violations. Additionally, the Village plans to install a Flock safety camera at the Municipal Building and is recommending the installation of a speed enforcement camera near the school. The purpose of the speed camera is to improve traffic enforcement while allowing police officers to focus on other duties. Director Steve Bittner commented that, as someone without children in school, he finds the current school speed limit signage confusing. He noted that it is not always clear when the reduced speed limit is in effect or when children are considered to be present. President Houston said he would raise the concern with the Village Board to determine whether the signage could be made clearer.

Director Wirtz asked about the rules governing the use of e-scooters by young people and expressed concerns about their safety. President Houston advised that any observed safety or speeding issues should be reported to the Police Department so they can investigate and take appropriate action.

MPOA Report – Secretary/Treasurer Richard Hilton:

The Budget Committee has been actively reviewing the Association's finances and is currently considering dues increase in the range of \$4 to \$6 per month. In addition to addressing current operating expenses, the committee is evaluating the long-term financial needs, including building adequate reserve funds in the event of a major dam failure. Based on the committee's discussions to date, it is anticipated that this year's dues increase will be less than \$10 per month. A significant challenge facing the committee is balancing long-term capital needs with the costs of day-to-day operations. Currently, nearly all Association work is performed by volunteers, many of whom are aging out of their roles. As a result, the committee may eventually need to hire paid staff or contractors to perform some of these responsibilities.

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He noted that most private lake associations in Illinois, including Wonder Lake which is the largest private lake in the state, employ staff, whereas Wonder Lake continues to rely entirely on volunteers. Final budget recommendations and any proposed dues increase will be presented in September prior to the Annual Convention in October.

COMMISSION REPORT

Beach Commission – Benjamin Lippert

Director Lippert reported that he is continuing to obtain bids for the removal of a tree located on the beach property. To date, one bid has been received. He also provided Treasurer Hilton with the funds collected from pier key sales. Director Lippert noted an increase in the number of residents requesting pier spaces and boat launch keys. He further commented that, with the increased use of the beach, residents have done a commendable job of keeping the area clean. Director Lippert also expressed interest in having the Board investigate the installation of a security camera at the beach. He noted that the beach gate has been left open on numerous occasions, some of which appear to have been intentional. He suspects there may be repeat offenders and believes a camera could help monitor the area and address the issue.

Director Wirtz directed a question to Treasurer Hilton regarding payment for the new beach sign she has been instructed to order, and Treasurer Hilton stated he would reach out to her directly.

7. **BUDGET**

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

8. **DELINQUENCIES**

Richard Hilton presented a list of residents who are currently delinquent in paying their Association dues. Treasurer Hilton and President Houston will contact these residents within the next month.

9. **OLD BUSINESS**

Director Lippert asked what steps are required to have the neighborhood designated as a golf cart community, noting that the Board had previously approved pursuing the designation. President Houston stated that he would discuss the matter with the Village and believes the Association will be required to pay a fee, after which the Village would install the necessary golf cart signage throughout the neighborhood. He expects to have additional information following his meeting with the Village on Wednesday.

Treasurer Hilton also provided an update on the pedestrian bridge that crosses the creek. He reported that the Village is expected to vote on accepting ownership of the bridge from the Nippersink Watershed Association. Once the transfer is complete, the Village will assume responsibility for the bridge and establish regulations governing its use. Treasurer Hilton further explained that the Nippersink Watershed Association recently obtained a grant to install barriers preventing side-by-side vehicles and ATVs from crossing the creek, as those vehicles are not permitted to use the bridge. It is the Village's intention to modify or remove the barriers, to allow golf carts to cross the bridge.

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10. NEW BUSINESS

*** 1/1/27 Federally Required Membership Collection Policy (Richard Hilton)**

Treasurer Hilton reported that, effective January 1, 2027, the State of Illinois will require every subdivision association to have a formal collection policy on file and distribute it to all property owners. The MPOA has received a copy of the required policy, which will be shared with the Board for review and evaluation at a future date. Once received, the Board will need to determine whether to continue using the current collection agency or pursue a joint collection agency shared among the area associations.

WSPIA Monthly Meetings

Director Wirtz recommended changing the Association's regular Board meetings from monthly to quarterly, noting that the Association's bylaws require a minimum of one meeting per quarter. She also stated that special or emergency meetings may be called at any time should the need arise between regularly scheduled meetings. The Board members were in agreement with the recommendation. The proposed schedule for the Association's regular quarterly Board meetings are January, April, July, and October. The Annual Meeting will continue to be held each March. A formal vote on the proposed change will be held at the September Board meeting. The September meeting will be held on the second Monday of the month, **September 14, 2026**, due to the Labor Day holiday falling on the first Monday.

WSPIA Meeting Agenda Packets

Director Wirtz proposed transitioning to a paperless format for Board meetings. She recommended that the meeting agenda packet be emailed to Board members in advance so it can be viewed electronically on personal devices during the meeting or printed individually beforehand if preferred. All Board members were in agreement with the proposal. The paperless meeting format will take effect beginning with the September Board meeting.

MOTION to approve going paperless made by Michele Wirtz and seconded by Benjamin Lippert.

Ayes 6, Nays 0

MOTION DECLARED CARRIED

Director Wegner thanked Cheryl Falk-Novak for her work with the Association's website host to update and bring the Association's website up to date.

She also expressed concern about the number of properties with excessive weeds growing up to the curb, noting that the issue needs to be addressed. President Houston recommended submitting reports through the Village's **Frontline Citizen Reporting** portal. This ensures the concerns are documented and allows the Community Service Officer (CSO) to investigate and enforce any applicable ordinance violations. (<https://www.frontlinepss.com/wonderlake>)

11. PUBLIC COMMENT

None

12. ADJOURNMENT

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MOTION to Adjourn made by Bruce Hanson and seconded by Benjamin Lippert at 8:22 PM.

Ayes 6, Nays 0

MOTION DECLARED CARRIED

Minutes respectfully submitted by:

Richard A Hilton, Secretary/Treasurer