

# WOODED SHORES PROPERTY IMPROVEMENT ASSOCIATION

P.O. Box 37

Wonder Lake, IL 60097

www.wspia.org

## APPROVED MINUTES

Meeting of the owners of property in the Wooded Shores Property Improvement Association, Inc. scheduled for Sunday, March 3, 2019 in the MPOA office, 7602 Hancock Drive, Wonder Lake, IL.

- I. **Call to Order:** Meeting was called to order by President Lindsey at 1:05 PM
- II. **Roll Call:** Officers Present include President Quentin Lindsey, Vice president Bruce Hanson, Directors Steve Bittner (by phone), Anita Johnson, and Forrest Thomson, Alternate Director Melissa Denna, Secretary Richard Hilton. Members present include Dean Anderson, John Carron, Mike & Beth Gurdak, Nancy Hilton, John Kline, Janet Lortie, John & Cheryl Neumann, David Stevens, Jim & Marry Warren, Kim Windler. **Quorum Established**
- III. **Approval of the Minutes of the Annual Meeting of March 4, 2018:** Motion to approve by Mr. Hanson, 2<sup>nd</sup> by Mrs. Johnson Passed with affirmative vote of all present
- IV. **Treasurer's Report - secretary / Treasurer Hilton**
  - A. **Financial Report, Year Ending December 31, 2019:** Mr. Hilton Reported that as of 12/31/2018 there is \$415.80 in the savings account, \$17,751.19 in the checking account, a CD valued at \$10,075.63, and a CD valued at \$15,113.45. Total funds from all sources is \$43,356.07. For 2018, total income was \$17,448.95 and total expenses were \$9,925.28. Motion by Mr. Hanson to accept the Treasurer's Report, 2<sup>nd</sup> by Mr. Thomson. Motion passed with affirmative vote of all present.
  - B. **Approval of the Proposed 2019 Budget:** Following discussion, Motion by Mrs. Gurdak to approve the Budget as presented, 2<sup>nd</sup> by Mrs. Windler. Motion passed with affirmative vote of all present.
  - C. **Establish Annual Dues for Year 2020 (Bylaws, Article X, Sec. 1):** Motion by Mr. Anderson to reduce the WSPIA portion of the year 2020 dues to \$53.00 per improved lot (\$80.00 Total) and \$33.00 per unimproved lot (\$60.00 Total). Motion failed for lack of a 2<sup>nd</sup>. Following discussion, Motion by Mrs. Gurdak to retain the \$100.00 per improved lot and \$75.00 per unimproved lot Dues for year 2020, 2<sup>nd</sup> by Mrs. Denna. Motion passed with 15 voting YES and 1 voting NO.
  - D. **Secretary/Treasurer Remuneration for Services (Bylaws, Article 12, Sec. 2):** Motion by Mrs. Johnson to pay the Secretary/Treasurer \$600.00 for services rendered for year 2019, 2<sup>nd</sup> by Mrs. Windler. Motion passed with affirmative vote of all present.
- V. **Commission and Committee report**
  - A. **Beach Commissioner (Steve Bittner)**
    1. **Beach Cleanup Date:** Mr. Bittner announced the date for cleanup is Saturday, May 11, 10:00AM
  - B. **M.P.O.A. - (Director Richard Hilton)**
    1. **Dam & Lake 2019 Scheduled Maintenance:** Mr. Hilton reported that because of a minor reoccurring seepage in one of the spillway chambers, the MPOA has called for an October drawdown of the lake level to repair a leaking seam. The 2 remaining islands in need of rip rap will be stabilized prior to the drawdown with additional mechanical dredging in the West Bay and Eastern shoreline areas during the drawdown.
    2. **Merchant Creek Activities [Nippersink Watershed Association (NWA)]:** Mr. Hilton reported that the NWA has accumulated 270 volunteer hours clearing invasive species and nuisance brush and more than \$5,000.00 in towards meeting the goals established through an Illinois Clean Energy grant.
- VI. **President's Comments:** President Lindsey thank those present for attending the meeting and reminded them that the money in the certificates of deposit were to be treated as capital improvement funds. The Board members are looking for ideas for improvement.
- VII. **By Laws:**
  - A. Vote to Amend **ARTICLE II**; Section 1, **ARTICLE IV**, Section 9; **ARTICLE V**, Section 1; **ARTICLE VI**; **ARTICLE IX**, Sections 3,4,5,6,7; **ARTICLE X**, Section 2; **ARTICLE XII**, Sections 1,2,3,4,5,6; and **ARTICLE XIII**, Section 5 the By Laws (See attached), as recommended by the Board of Directors & By Law Committee: Following a discussion and review a motion was put forth by Mrs. Johnson to accept the recommended amendments to **ARTICLE II**; Section 1, **ARTICLE IV**, Section 9; **ARTICLE V**, Section 1; **ARTICLE VI**; **ARTICLE IX**, Sections 3,4,5,6,7; **ARTICLE X**, Section 2; **ARTICLE XII**, Sections 1,2,3,4,5,6; and **ARTICLE XIII**, Section 5. There was a 2<sup>nd</sup> by Mr. Hanson. Motion passed with an affirmative vote of all present,
- VIII. **Communications**
  - A. **Correspondence:** None
  - B. **Public comments:** Mr. Neumann presented information about the feral cat population in the subdivision and how it is becoming an unmanageable problem. He will talk to a subdivision member who has more knowledge of the problem and encourage him to attend a board meeting and work with the Board towards finding a possible solution.

**IX. Election of Board of Directors, (Three 3 yr. terms,**

1) Mr. Lindsey nominated Bruce Hanson, 2<sup>nd</sup> by Mr. Thomson. Following 3 calls for additional nominations, Motion to close nominations by Mrs. Hilton, 2<sup>nd</sup> by Mrs. Gurdak. Motion passed with affirmative vote of all present.

2) Mr. Gurdak nominated Quentin Lindsey, 2<sup>nd</sup> by Mrs. Denna. Following 3 calls for additional nominations, Motion to close nominations by Mr. Thomson, 2<sup>nd</sup> by Mrs. Gurdak. Motion passed with affirmative vote of all present.

3) Mr. Lindsey nominated John Thome, 2<sup>nd</sup> by Mr. Hanson. Following 3 calls for additional nominations, Motion to close nominations by Mrs. Denna, 2<sup>nd</sup> by Mr. Lindsey. Motion passed with affirmative vote of all present.

**X. One 1 yr. term for Alternate Director:**

Mr. Gurdak nominated Melissa Denna for the 1 year Term as Alternate Director, 2<sup>nd</sup> by Mr. Lindsey. Following 3 calls for additional nominations, Motion to close nominations by Mr. Lindsey, 2<sup>nd</sup> by Mr. Hanson. Motion passed with affirmative vote of all present.

**XI. One yr. term for Secretary/Treasurer, 1 yr. term):**

Mrs. Windler nominated Richard Hilton to the 1 year Term of secretary / Treasurer, 2<sup>nd</sup> by Mrs. Gurdak. Following 3 calls for additional nominations, Motion to close nominations by Mrs. Denna, 2<sup>nd</sup> by Mr. Hanson. Motion passed with affirmative vote of all present. Motion by Mrs. Hilton to elect Mr. Hanson, Mr. Lindsey and Mr. Thome each to 3 year terms as a Director to the WSPIA Board of Directors, Mrs. Denna to a 1 year Term as Alternate Director and Mr. Hilton to a 1 year Term as Secretary/Treasurer by acclamation, 2<sup>nd</sup> by Mrs. Denna. Motion [passed by affirmative vote of all present.

**XII. New Business**

**A. Highland Shores Subdivision Lakefront Security Light:** Mr. Kline, speaking for several property owners expressed frustration over the inability of Board members and residents to get the Highland Shores subdivision beach security light redirected so that it does not shine into the homes along E. Lake Shore Drive. The light is owned and managed by Commonwealth Edison who is unresponsive to repeat request. The Wooded Shores Board will direct correspondence to the Highland Shores Board and Mr. Hilton will seek resolution through the MPOA Arbitration Commission.

**B. Real Estate Taxes/McHenry County / Township Assessors:** Mr. Kline expressed concern over the high real estate taxes and is encouraging everyone to band together to seek solutions that will result in lower tax rates.

**C. Free Raffle:**

**BIG R, \$15.00 Gift Certificate.....Anita Johnson**

**BIG R \$25.00 Gift Certificate.....Quentin Lindsey**

**Applebees \$25.00 Gift Certificate.....Melissa Denna**

**Olive Garden \$35.00 Gift Certificate.....Mike Gurdak**

**XIII. Adjournment:** Meeting adjourned at 2:34PM on a Motion by Mr. Gurdak and 2<sup>nd</sup> by Mrs. Denna.