

WOODED SHORES PROPERTY IMPROVEMENT ASSOCIATION

P.O. Box 37

Wonder Lake, IL 60097

www.wspia.org

APPROVED MINUTES

2021 Annual meeting of the owners of property in the Wooded Shores Property Improvement Association, Inc. held on Sunday, March 7, 2021 in the MPOA office, 7602 Hancock Drive, Wonder Lake, IL.

MASKS & SOCIAL DISTANCE REQUIRED – Restricted to the first 50 attendees

- I. Call to Order: **President Quentin Lindsey called the meeting to order at 1:07 PM**
- II. Roll Call - Secretary / Treasurer Hilton: **Board of Directors Present, President Quentin Lindsey, Vice-president Bruce Hanson, Directors Forrest Thomson, Anita Johnson, By phone: Steven Bittner and David Stevens, Secretary/Treasurer Richard Hilton, Property Owners Janet & John Carran, Nancy Hilton, Joseph Houston, John Kline, Ben Lippert, Philip & Marta Pittsford, Constance Prete, James & Mary Warren, Eric & Kim Windler and Nippersink Watershed Association (represented by NWA Secretary Richard Hilton).**
Motion by Mr. Windler to allow participation by phone, 2nd by Mr. Thomson. Approved by all present.
- III. Approval of the Minutes of the Annual Meeting of March 1, 2020 - President Lindsey
Motion by Mr. Hanson to accept the Minutes with correction to the spelling of Mr. John Kline's last name in Item IX B., 2nd by Mr. Thomson. Approved by all present.
- IV. Treasurer's Report - secretary / Treasurer Hilton:
 - A. Financial Report, Year Ending December 31, 2020
Mr. Hilton reported that the Saving Account Balance on December 31, 2020 was \$586.28. On January 1, 2020 the Checking Account Balance was \$11,295.40 and on December 31, 2020 the Account Balance was \$18,844.03. Total Income for year 2020 was \$21,323.35 and Total Expenses were \$13,774.72. On December 31, 2020 the total amount in the WSPIA Certificate of Deposit was \$25,768.91. On December 31, 2020 the Total Funds from all sources was \$45,199.22.
Motion by Mr. Hanson to accept the Treasurer's Report as presented, 2nd by Mr. Thomson. Approved by all present.
 - B. Approval of the Proposed 2021 Budget – President Lindsey: **Following a review of the proposed 2021 Operating Budget,**
Motion by Mr. Hanson to approve the proposed budget as presented, 2nd by Mr. Thomson. Approved by all present.
 - C. Establish Annual Dues for Year 2022 – President Lindsey: **Following Discussion,**
Motion by Mr. Thomson to continue the 2022 Dues at the current 2021 Dues of \$100.00 (MPOA \$27.00 & WSPIA at \$73.00), 2nd by Mr. Hanson. Approved by all present.
 - D. Secretary/Treasurer Remuneration for Services (Bylaws, Article 12, Sec. 2) – President Lindsey:
Motion by Mrs. Windler to continue the payment of \$600 to the secretary/treasurer for year 2021, 2nd by Mr. Thomson. Approved by all present.
- V. Commission and Committee report
 - A. Beach Commissioner (Steve Bittner)
 1. Beach Cleanup Date, May 8, 2021, Rain Date, 5/15: **Mr. Bittner confirmed the Beach Cleanup I s scheduled for May 8, at 10:00 AM, to be followed by a subdivision picnic at the lakefront park. Mr. Kline reported that the 1st streetlight on the boat ramp access is out. Mr. Houston confirmed that a new bulb has been obtained and will be in place in a few days.**
 - B. M.P.O.A. - (Director Richard Hilton): **Mr. Hilton reported that due to the IL State imposed meeting restrictions brought about by the COVID 19 pandemic, the MPOA Board of Directors were required to restrict their meeting to only cover basic operating decisions. Burke Engineering has been hired to review the current condition of the dam and to make long-term maintenance recommendations that will protect its integrity into the future.**
 - C. Nippersink Watershed Association - Secretary Richard Hilton
Merchant Creek Activities: : Mr. Hilton reported that there are now established foot paths along the Merchant Creek corridor. The NWA has applied for a McHenry County Community Development Block Grant, seeking funding assistance for a foot bridge over Merchant Creek at Lake Shore Drive.
 - D. Village of Wonder Lake
 1. Water Line Replacement: **Mr. Hilton reported that the VWL will be replacing water lines once the snowmelt and frost has diminished.**
 2. Road Repair/ Resurfacing: **Following the waterline replacement and the opening of the asphalt pits, the VWL will replace the subdivision roads. The plan is to hopefully complete all work by June, 2021.**

- VI. President's Comments: **President Lindsey thank the members for their attendance, explained the negative impact of COVID 19 on Board meetings and hopes to remove the invasive species and clean up the subdivision lot at the corner of Oakwood Drive and East Wonder Lake Road.**
- VII. By Laws – President Lindsey: **No Action**
- VIII. Communications
- A. Correspondence: **None**
 - B. Public comments: **Mr. Kline requested that the Board repaint the signs at the entrances to the subdivision and at the entrance to the Boat Ramp/Beach Road. To also consider repositioning the sign at the subdivision Beach in order to make it easier to read.**
- IX. term for Alternate Director & one 1yr. term for Secretary/Treasurer, 1 yr. term)
- *Two Year Term**
Mr. Kline nominated Mr. Joseph Houston to serve the 2 years remaining on Mr. Sterl's term, 2nd by Mr. Hilton. Following additional calls for nominations,
- Motion** by Mr. Hilton to close nominations for the 2 year term, 2nd by Mrs. Johnson. **Approved by all present.**
- Motion** by Mr. Hanson to elect Mr. Houston by acclamation, 2nd by Mr. Thomson. **Approved by all present.**
- *Two 3 Year Terms**
Mr. Forrest Thomson agreed to run for reelection.
Mr. Kline nominated Mr. Ben Lippert to serve a 3-year term. Mr. Lippert agreed to serve, 2nd by Mr. Houston.
Mr. Hilton nominated Mrs. Anita Johnson to serve a 3-year term, Mrs. Johnson agreed to serve, 2nd by Mr. Thomson.
 Following the tally of the votes cast by secret ballot, the results are as follows:
Mr. Thomson and Mr. Lippert were each elected to serve three year terms as Directors on the WSPIA Board of Directors.
- *Alternate Director – 1 Year Term**
Mr. Hanson nominated Mr. Windler to serve as Alternate Director, Mr. Windler agreed, 2nd by Mrs. Pittsford.
- Motion** by Mr. Hanson to close nominations and elect Mr. Windler by acclamation, 2nd by Mr. Thomson. **Approved by all present.**
- *Secretary/Treasurer – 1 year Term**
 Mr. Kline Nominated Mr. Richard Hilton to serve as Secretary/Treasurer for 1 year term, 2nd by Mrs. windler.
- Motion** by Mr. Hanson to close nominations and elect Mr. Hilton by acclamation, 2nd by Mrs. Johnson. **Approved by all present.**
- X. Old Business: **Mr. Kline again suggested that the Board aggressively pursue inviting an attorney to meet with the property owners for the purpose of discussing methods for reducing the property tax burden that is currently placed on owners of property in Wooded Shores.**
- XI. New Business
- A. COVID 19 VACCINATIONS: **Mr. Hilton encouraged people seeking appointments for vaccinations to check the McHenry County Dept. of Health and Northwestern Hospital websites.**
 - B. Free Raffle – President Lindsey:
- Motion** to exclude the Board of Directors from the Raffle, 2nd by Mrs. Johnson. **Motion Denied by show of hands by members.**
- \$15.00 Home Depot Gift Card – Mr. Eric Windler
 - \$25.00 Home Depot Gift Card – Mr. John Kline
 - \$25.00 Applebees Gift Card – Mr. Bruce Hanson
 - \$35.00 Olive Garden Gift Card – Mr. Quentin Lindsey
- XII. Adjournment:
Motion to adjourn at 2:23 PM by Mr. Hanson, 2nd by Mrs. Johnson. **Approved by all present.**