

WOODED SHORES PROPERTY IMPROVEMENT ASSOCIATION

P.O. Box 37

Wonder Lake, IL 60097

www.wspia.org

APPROVED MINUTES

2020 Annual Meeting of the owners of property in the Wooded Shores Property Improvement Association, Inc. held on Sunday, March 1, 2020 in the MPOA office, 7602 Hancock Drive, Wonder Lake, IL.

- I. Call to Order: **President Lindsey called the meeting to order at 1:03PM**
- II. Roll Call: **President Quentin Lindsey, Vice-President Bruce Hanson, Directors Dave Stevens, Forrest Thomson, Anita Johnson and Steve Bittner (by phone)-Quorum of Directors established. Also Present, Secretary / Treasurer Hilton**
Property Owners in good standing Present: **Dean and Julianne Anderson, John and Janet Carron, Jacob Lindsay, Nancy Hilton, John and Nancy Kline, Robert and Jean Mickelson, John and Cheryl Neumann, Eric and Kim Windler, Michele and Steve Wirtz, Nippersink Watershed Association (Represented by their Secretary, Mr. Hilton), - Quorum of Members established.**
- III. Approval of the Minutes of the Annual Meeting of March 3, 2019: **Motion by Mr. Hanson to approve the Minutes as presented and 2nd by Mrs. Johnson. Motion approved by all present.**
- IV. Treasurer's Report:
- V. A.-Financial Report, Year Ending December 31, 2019: **Treasurer Hilton reported that on December 31, 2019 there was \$406.04 in the Savings Account, \$11,295.40 in the Checking Account and \$25,375.31 in the Certificate of Deposit, resulting in a total amount available of \$37,076.75. Motion to approve the Financial Report by Mr. Hanson and 2nd by Mr. Thomson. Motion approved by all present.**
B. Approval of the Proposed 2020 Budget: **Treasurer Hilton presented the proposed 2020 Budget. Following discussion, Motion by Mr. Hanson to approve the Budget as presented and 2nd by Mr. Mickelson. Motion approved by all present.**
C. Establish Annual Dues for Year 2021: **Motion by Mr. Hilton to set the 2021 Annual Dues at \$70.00 for improved Lots, \$45.00 for unimproved lots and \$30.00 for all lots for a total of \$100.00. There was a 2nd by Mrs. Johnson. Motion approved by all present.**
D. Secretary/Treasurer Remuneration for Services (Bylaws, Article 12, Sec. 2): **Motion by Mr. Hanson to pay \$600.00 to the person elected to the position of secretary. There was a 2nd by Mr. Thomson. Motion was approved by all present.**
- VI. Commission and Committee report
A. Beach Commissioner: **Mr. Bittner reported that a new globe has been obtained and will be installed on the damaged 3rd street light on the Beach Road. He also reminded everyone that beach cleanup is set for 10:00AM on May 9 with picnic to follow.**
B. M.P.O.A. - (Director Richard Hilton)
 1. Dam & Lake 2020 Scheduled Maintenance: **Mr. Hilton reported that the dredging project was completed in 2018 and in 2019 several erosion control projects were completed to include the mouth of Troy Creek, and the Meadows of West Bay subdivision shoreline. The MPOA Constructed a boat ramp on property adjoining the Meadows of West Bay subdivision shoreline for use by the subdivision once their lakefront property is developed and secured. A boating channel has also been completed that links the Meadows of West Bay, with the main body of the Lake. The cost of these improvements will be recovered through impact fees placed on newly constructed home once a developer commits to completing the development of the subdivision. Mr. Hilton also reported that the MPOA and the Village of Wonder Lake are working together to refinance the remaining 10 years of the dredging bonds in order to take advantage of the reduced interest rates brought about by our current economic conditions. of Wonder Lake are working to refinance the bonds that appear on your real estate tax bill as SSA #9**
 2. Future Plans: **The MPOA has begun researching the process to establish a reserve fund for the long-term protection and enhancement of the dam structure as well as the need for future dredging to protect the communities investment in the future recreational uses of our lake.**
 - C. Nippersink Watershed Association

described the activities surrounding the restoration of the area separating Wooded Shores from Shore Hills known as the Merchant Creek watershed corridor.

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- VII. President's Comments: **President Lindsey thanked the current Board members and the subdivision membership for their support during his term as a Board member and president. He expressed his love for Wonder Lake and the need to complete the restoration of the common property located at the northwest corner of Oakwood and E. Wonder Lake Roads.**
- VIII. By Laws: **No Action Item.**
- IX. Communications
- A. Correspondence: **None**
 - B. Public comments: **Mr. Neumann asked if the Board had made any decisions concerning his request for help in addressing the needs related to the feral cat problem. Quentin Lindsey stated that the Board would consider financially assisting in the cost of neutering cats on a case by case basis.**
As a follow up to last year's comments, Mr. Hines again requested that the Board consider seeking legal services to address the high real estate taxes assessed to subdivision properties.
- X. Election of Board of Directors: **Both Quentin Lindsey's and Brian Sterl's threeyear terms have expired. Mr. Lindsey and Mr. Sterl offered to run for reelection. Following three calls for nominations from the floor and none offered, Mr. Hanson Motioned to close nominations. There was a 2nd by Mr. Thomson and the motion passed unanimously. This was followed by three requests for nominations from the floor to fill the One 1 year. term for Alternate Director. Mr. Hilton nominated Melissa Denna to fill the position. Mr. Hanson Motioned to close nominations. There was a 2nd by Mr. Stevens and the motion passed unanimously. Secretary/Treasurer, 1 yr. term: Mr. Hilton offered to run for reelection. Following three calls for nominations from the floor and none offered, Mr. Hanson Motioned to close nominations. There was a 2nd by Mr. Thomson and the motion passed unanimously. Mr. Hanson then Motioned to elect Mr. Lindsey and Mr. Sterl to the two three-year terms as Directors, Mrs. Denna to the 1 year term as Alternate Director and Mr. Hilton to the one year term as Secretary / Treasurer by acclamation. There was a 2nd by Mrs. Johnson and the Motion passed with an affirmative vote by all present**
- XI. New Business
- C. Free Raffle: **The \$15.00 Gift Certificate to Stock & Field was won by Quentin Lindsey.
The \$25.00 Gift Certificate to Stock & Field was won by Mr. & Mrs. Windler.
The \$25.00 Gift Certificate Applebees was won by Mr. & Mrs. Wirtz.
The \$35.00 Gift Certificate to Olive Garden was won by Mr. & Mrs. Anderson.**
- XII. Adjournment:
Motion to adjourn the meeting was made by Dean Anderson at 2:15PM. There was a 2nd by Mr. Hanson. Motion passed with unanimous vote of all present.

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