

**WOODED SHORES PROPERTY IMPROVEMENT ASSOCIATION**  
P.O. Box 37

Wonder Lake, IL 60097

www.wspia.org

Meeting of the Directors and Committee Members of the WSPIA, Inc. held on **Tuesday, January 4, 2022** at 7:30PM in the MPOA office.

**APPROVED MINUTES**

- I Call to Order:** President Lindsey called the meeting to order at 7:30 PM.
- II Roll call to establish a quorum:** President Quentin Lindsey, Vice President Bruce Hanson, Directors, Ben Lippert, Steve Bittner, Joe Houston (by phone) Present. Also Present, secretary/Treasurer Richard Hilton
- III Approval of Minutes of October 5, 2021:** Motion By Mr. Hanson to accept Minutes as presented, 2<sup>nd</sup> By Mr. Lippert, Approved: Yes 4 No 0
- IV Treasurer's Report**
- A. 2021 Financial Report for January 1 through December 31, 2021:** Mr. Hilton reported that from January 1 through December 31, 2021, the savings account balance grew to **\$586.52**, the Checking Account Balance was **\$16,555.84** and the Certificate of Deposit Balance was **\$25,807.57**. Total funds from all sources were **\$43,040.50**. For the month of December, Total Income from 12/1 through 12/31 was **\$0.42** and total expenses were **\$136.01**. Motion By Mr. Hanson to approve the Treasurer's Report, 2<sup>nd</sup> By Mr. Houston. Approved: Yes 4 No 0
- B. Approval of Payment of Bills:**
- 1. ComEd – Electricity – Beach Security-\$26.01 (December)**
  - 2. MPOA Annual Dues - \$3,456.00**
  - 3. Approve Purchase of Stamps & Envelopes for Annual Dues Invoices – NTE \$150.00**
- Motion By Mr. Hanson to approve the payment of the listed bills, 2<sup>nd</sup> By Mr. Lippert, Approved: Yes 4, No 0
- C. Budget:** Reviewed, Reviewed and No Action Taken.
- V Commission Reports**
- A. Beach Report:** Types of Picnic Tables available and cost-No Action.
- B. MPOA Report:** Mr. Hilton reported that The Directors authorized purchase of 7602 Hancock Drive, closing was completed 12/17/2021, Funding with a \$80,000 mortgage provided by a private lender at a fixed 2% interest for the first 10 years of a 30 year mortgage.
- C. Village of Wonder Lake:** Mr. Hilton reported that construction is continuing in both the Stonewater Development and Meadows of West Bay subdivision.
- VI Unfinished Business**
- A. Year to Date 2021 Delinquent Dues-Current Status:** Reviewed, No Action.
- B. Hosting WSPIA on the Internet:** Mr. Houston reported that the subdivision domain host will be his company and that he has everything necessary to make a successful change.
- VII New Business:** None
- VIII Public Comment:** None
- IX Adjournment:** Motion to adjourn at 8:37 by Mr. Hanson 2<sup>nd</sup> by Mr. Houston. Motion Approved: Yes 4, No 0
- X Next Meeting Tuesday, February 1, 2022, Time: 7:30 PM.**