

WOODED SHORES PROPERTY IMPROVEMENT ASSOCIATION

P.O. Box 37

Wonder Lake, IL 60097

www.wspia.org

Minutes

Meeting of the Directors and Committee Members of the WSPIA, Inc. that began at **9:00 AM on Saturday, August 26, 2017** in the MPOA office.

- I **Call to Order:** President Lindsey called the meeting to order at 9:00 A.M.
- II **Roll call to establish a quorum:** Members Present included President Quentin Lindsey, Vice President Bruce Hanson and Directors Steve Bittner, Anita Johnson, Forrest Thomson. Also present, Secretary/Treasurer Richard Hilton.
- III **Approval of Minutes of the meeting of August 5, 2017:** Minutes approved on a motion by Mrs. Johnson and second by Mr. Hanson. Motion passed by unanimous vote of all present.
- IV **Treasurer's Report**
 - A. **2017 Report-Monthly and Year To Date:** Mr. Hilton reported Petty Cash on hand of approximately \$26.32, Savings Account balance of \$415.46 and a Checking Account balance of \$36,411.08. Total available for all accounts is \$36,852.86. For the month of August there was a total income of \$295.00 and total expense of \$3,996.27. Motion to approve the Treasurer's report by Mr. Bittner with second by Mr. Hanson. Motion approved by unanimous vote of all present.
 - B. **Budget-Year to Date:** Total Income from all sources is \$21,986.13 and total expenses are \$15,406.78.
 - C. second by Mr. Hanson. Motion passed by unanimous vote of all present.
 - 1. **ComEd - Electricity - Beach Security, (Not to exceed \$32.00)**
 - 2. **Patel Septic (August) - \$75.00**
 - 3. **MDC (Garbage P/U: July-\$33.85**
 - 4. **U.S. Postal Service Annual Fee-P.O. Box-\$46.00**
- VII **Communications:** Correspondence from attorney transmitting checks to cover delinquent dues payments.
- VIII **Commission & Committee Reports**
 - A. **Beach:** Mr. Bittner reported that the burned out bulbs on beach road lamp posts will be replaced. Beach Cleanup scheduled for 9/23/17 at 10:00am, Picnic to follow.
 - B. **MPOA**
 - 1. **2018 Budget:** MPOA Director Mr. Hilton Reported that the MPOA Officers and Directors voted to present a proposed balance budget with no dues increase to the Convention Delegates for consideration and vote. Motion by Mr. Bittner with second by Mrs. Johnson to authorize the MPOA Director and Delegate to vote YES for the budget. Motion approved by unanimous vote of all present.
 - 2. **Election of Officers:** Current MPOA Officers (President Dick Hilton, 2nd Vice President Jean Wesolek and Treasurer Tom Cooper) have been recommended by the Nominating Committee and have agreed to run for reelection. Motion by Mr. Hanson, second by Mr. Bittner to authorize the MPOA Delegate and Director to use their judgement and vote for the best candidates for the officers positions. Motion by unanimous vote of all present.
- IX **Unfinished Business**
 - A. **Year to Date 2016-17 Delinquent Dues & Liens-Current Status (Hilton):** No Report
- X **New Business**
 - A. **Property Acquisition (NW Corner of Park & Oakwood)-Tax Sale-Sept. Bid Deadline 9/8/2017:** Following discussion motion by Mr. Bittner, second by Mrs. Johnson to submit a sealed bid in the amount of \$10,776.01 for purchase of the property for use as a subdivision park. **See Attached Addendum to the Minutes)**
 - B. **Acquisition of Property by Eminent Domain:** No Report
 - C. **Eviction of owners Delinquent in Dues Payment:** No Report
- XI **Public Comment: No Public Present**

XII **Adjournment: Meeting adjourned at 10:09 A.M. by unanimous vote of all present on a motion by Mr. Hanson and second by Mrs. Johnson.**

Respectfully Submitted:

Approved:

Richard A. Hilton, Secretary / Treasurer

Quentin Lindsey, President

Addendum to Minutes of Meeting of the Directors on August 26, 2017

On Aug 29, 2017, at 11:30 AM, <woodedshores37@gmail.com> <woodedshores37@gmail.com> wrote:

To: Lquentin9@comcast.net; ach4@hotmail.com; Steve Bittner; dennamarine@comcast.net; forrestthomson@yahoo.com; Brian Sterl; Anita Johnson Cc: Steven Cuda

Good Morning Everyone,

At last Saturday's Board Meeting you authorized bidding for ownership of the subject property – PIN 09-18-380-008. The total authorized amount of the bid is \$10,776.01. This bid was based on a discussion that included current market value of vacant property in the WL area, the fact that it is a buildable lot, as well as a significant value to the subdivision as a future site for a park. The McHenry County Assessor lists the market value for the property at \$20,980.00.

As you will recall, I was advised by the County Treasurer's staff that all back taxes on the property are waived. While this information is for the most part true, in checking again with the Treasurer for confirmation I was advised that yes, back taxes are waived BUT taxes on SSAs are not and must be paid by the successful bidder before a deed is issued. So where do we go from here?

The Treasurer's office has advised that the unpaid annual SSA tax on the subject property is \$7,719.50, and must be paid on the execution of a deed to the successful bidder. In discussing this matter with Quentin this morning it is suggested that I advised you all of a suggestion to take the amount of payable SSA fees from the authorized bid and hold that amount for payment of back SSA taxes if the subdivision is successful in its bid. The deadline for submitting a bid is September 8, 2017.

SUGGESTED REVISION TO THE BID

Authorized Bid.....	\$10,776.01
SSA Tax due from successful bidder.....	\$ 7,719.50
Actual Bid due 9/8/2017.....	\$ 3,056.51

Please review and advise of any other ideas and/or suggestions related to this matter prior to 9/1/18. Please include all board members in any response from your end. At a minimum, please indicate your approval or disapproval of the above suggested revision.

Dick Hilton - Sent from [Mail](#) for Windows 10

On August 30, 2017 Mr. Hanson brought to Mr. Hilton's attention the WSPIA Bylaw requirement for membership approval of the purchase of property. Below is a copy of the electronic messaging that followed.

On August 31, 2017 at 9:56 AM woodedshores37@gmail.com wrote:

To: JAMES DENNA; Anita Johnson Cc: forrestthomson; Steve Bittner; Brian Sterl; Steven Cuda; ach4@hotmail.com; Lquentin9@comcast.net

RE: Park Drive Property-McHenry County Tax Sale Parcel 0917051J

Good Morning Everybody,

Yesterday evening Bruce Hanson contacted me regarding the purchase of the property on Park Drive and of the by laws regarding such action. While the Board has the authority to purchase property the actions of the Board during last Saturday's meeting to decide to purchase the Park Drive property appears to be in direct conflict with Article V, Section 2 which states as follows:

Section 2. POWER TO PURCHASE: The Board may also purchase or otherwise acquire, on behalf of the Association, any properties, either real or personal, or interests therein on such terms and at such prices or for considerations as the Directors may deem proper, all subject to the ratifications of such acts by a majority vote of those members present at a regular or special meeting, notice of such meeting having been mailed to each member of the Association at his last known post office address as shown on the records of the Association, at least ten (10) days prior to the meeting date.

How do we proceed to acquire the property while acting within the constraints of the by laws that govern the Board's actions?

Here is an answer to the question that I encourage the Board members to consider acting on.

As you know, all bids for the sealed bid tax sale must be submitted to the Treasurer's office no later than the close of business on Friday, September 8, 2017. An interested member of the Wonder Lake community is willing and able to submit a bid in the amount of \$3,056.51 for personal ownership of the property on Park Drive. If this interested member of the community is the high bidder, the person has agreed to sell the Park Drive property to the subdivision for the same amount bid to acquire the property.

A motion to purchase the property has already been passed by the Board during its 8/28/17 meeting.

1 A new motion by EMAIL should be presented by a Board member asking for authorization to purchase the property in question for the amount of \$3,056.51 by vote of the subdivision members present at its next schedule Board meeting set to begin at 9:00 AM on October 7, 2017. **(The meeting notice must be mailed to all members at least 10 days before Oct. 7, 2017)**

2 A Board member would need to 2nd the motion and the Motion would then need to pass by a majority affirmative ELECTRONIC (EMAIL) vote of the Board members.

3 The secretary would then mail a notice of meeting to include an explanation of the purpose of the meeting, to all members of record no later than September 26, 2017

Following the above process does not tip our hand to anyone else who may be interested in bidding on the property as the meeting with the membership takes place well after the bid deadline. This also allows the Board to continue to operated in concert with the by laws. If the subdivision members vote to reject the authorization to purchase during the meeting of October 7, the high bidder can then either retain ownership or withdraw the bid to purchase.

We all need to thank Bruce and his wife Cindy for enabling the Board to follow the rules of order dictated by our by laws.

Dick Hilton - Sent from [Mail](#) for Windows 10

From: [Steve Bittner](#)

Sent: Tuesday, August 29, 2017 4:55 PM

To: woodedshores37@gmail.com

Cc: Lquentin9@comcast.net; ach4@hotmail.com; dennamarine@comcast.net; forrestthomson@yahoo.com; [Brian Sterl](#); [Anita Johnson](#); [Steven Cuda](#)

Subject: Re: Park Drive Property-McHenry County Tax Sale Parcel 0917051J

Is everyone informed of this tax owed when placing a bid?

Steve Bittner

8/31/2017 8:22 AM

RE: Park Drive Property-McHenry County Tax Sale Parcel 0917051J

To: Steve Bittner Cc: Lquentin9@comcast.net; ach4@hotmail.com; dennamarine@comcast.net; forrestthomson@yahoo.com; Brian Sterl; Anita Johnson; Steven Cuda

Good Morning,

So far this morning it has been determined that you only know if there are delinquent amounts due on a property you want to bid on if you ask the treasurer to check and most people do not check.

I have had further discussions with the Treasurer and she is checking with the State's Attorney to find out if there is any way that the delinquency can be eliminated and if not, what happens to the property if the successful bidder refuses to pay the delinquency. I have explained to her the subdivision's interest in the property for future use as a park. She will be getting back to me.

Dick - Sent from [Mail](#) for Windows 10

From: [JAMES DENNA](#)

Sent: Friday, September 1, 2017 8:48 PM

To: [Anita Johnson](#); [woodedshores37@gmail.com](#)

Cc: [forrestthomson](#); [Steve Bittner](#); [Brian Sterl](#); [Steven Cuda](#); [ach4@hotmail.com](#); [Lquentin9@comcast.net](#)

Subject: RE: Park Drive Property-McHenry County Tax Sale Parcel 0917051J

I agree with what Dick is suggesting. Jim Denna

From: [Anita Johnson](#)

Sent: Tuesday, August 29, 2017 9:47 PM

To: [Richard Hilton](#)

Cc: [Denna, Jim](#); [forrestthomson](#); [ach4@hotmail.com](#); [Steven Cuda](#); [Lquentin9@comcast.net](#); [Brian Sterl](#); [Steve Bittner](#)

Subject: Re: Park Drive Property-McHenry County Tax Sale Parcel 0917051J

In light of this new information I concur with Mr. Hilton's recommendation. Would be willing to make a motion pending discussion from others.

Anita M Johnson

9/5/2017 3:19 PM

To: JAMES DENNA; Anita Johnson Cc: forrestthomson; Steve Bittner; Brian Sterl; Steven Cuda; ach4@hotmail.com; Lquentin9@comcast.net

RE: Park Drive Property-McHenry County Tax Sale Parcel 0917051J

Good Afternoon,

The bid on the property was filed today. Now we sit back and wait and when I get back from my trip on Monday I will draft a letter to subdivision members for your review.

Dick - Sent from [Mail](#) for Windows 10