

WOODED SHORES PROPERTY IMPROVEMENT ASSOCIATION

P.O. Box 37

Wonder Lake, IL **Minutes** 60097

www.wspia.org

MINUTES

Meeting of the Directors and Committee Members of the WSPIA, Inc. scheduled for **9:00 AM on Saturday, August 5, 2017.**

- I **Call to Order:** President Lindsey called the meeting to order at 9:04 AM
- II **Roll call to establish a quorum:** Officers & Directors present included President Quentin Lindsey, Vice President Bruce Hanson, Brian Sterl, Jim Denna Steve Bittner, Forest Thomson and Alternate Director Anita Johnson.
Also Present: Secretary / Treasurer Richard Hilton.
- III **Approval of Minutes of the meeting of June 6, 2017 and July 8, 2017:** Motion by Mrs. Johnson, Second by Mr. Denna to approve the minutes of the June 6, 2017 Board meeting. Motion passed by unanimous vote of all present. Motion by Mr. Bittner, second by Mr. Denna to approve the minutes of the July 8, 2017 special meeting of the Directors. Motion passed by unanimous vote of all present.
- IV **Treasurer's Report:** Mr. Hilton reported as of 7/31/2017 a Year To Date (YTD) Savings Account Balance of \$415.46, YTD Checking Account Balance of \$40,112.35, Petty Cash on Hand of \$34.97 for a total YTD of all accounts of \$40,562.78. Income for June, 2017 was \$5,208.58 and expenses were \$2,287.10. Income for July, 2017 was \$2,876.01 and expenses were \$3,375.42. Treasurer's Report approved on a Motion by Mr. Bittner, 2nd by Mr. Hanson and favorable vote by all present.
Budget-Year to Date: Budget reviewed by all present-no action taken.
 - A. **Approval of Payment of Bills:**
 - 1. **ComEd – Electricity – Beach Security, (July \$27.27), (Aug. \$26.22)**
 - 2. **Patel Septic (May, June & July) – \$150.00 +\$75.00**
 - 3. **MDC (Garbage P/U: June-\$48.13 – July \$ 33.80**
 - 4. **Secretary/Treasurer 2017 Annual Payment for Services - \$600.00:** Motion by Mr. Bittner to authorize the \$600.00 payment to the Secretary/Treasurer with 2nd by Mr. Denna. All Present approved. Motion carried.
 - 5. **Hamer, Schuh & Cuda – All Court Costs- \$3,711.20:** Motion to pay by Mr. Bittner, 2nd by Mrs. Johnson, all present approved. Motion carried.
- VII **Communications:** Letter from Mr. Cuda to Mr. Fick regarding delinquency in dues.
- VIII **Commission & Committee Reports**
 - A. **Beach:** Wood ramp to courtesy pier needs replacement and culvert pipe needed to cover ditch between parking area and beach.
 - B. **MPOA**
 - 1. **2018 Budget:** Mr. Hilton reported that the Officers are working to present a balanced budget with no dues increase.
- IX **Unfinished Business**
 - A. **Year to Date 2016-17 Delinquent Dues & Liens-Current Status (Hilton):** Review and discussion with no action taken.
- X **New Business**
 - A. **Property Acquisition (NW Corner of Park & Oakwood)-Tax Sale-Sept. Bid Deadline:** Properties that will be available in the McHenry County Tax Sale were reviewed – no action taken
 - B. **Replacement of Director:** Director Zujewski has moved from the subdivision and while still the owner of property in Wooded Shores, has not attended a Directors meeting in over 1 ½ years. In accordance with the Bylaws, Mr. Bittner moved to remove Mr. Zujewski from the position of Director. Motion received a 2nd by Mr. Hanson. Motion passed with the affirmative vote of all present. Following passage of Mr. Bittner's Motion Mr. Bittner then Motioned to appoint Anita Johnson to fill the vacant Director position and complete Mr. Zujewski's term of office, 2nd by Mr. Thomson. Motion passed with affirmative vote of all present.
- XI **Public Comment:** None

XII **Adjournment: Motion by Mr. Hanson, 2nd by Mr. Thomson, Motion passed & Meeting Adjourned at 10:04 AM**

Items for September Meeting Agenda:

1. **Ask attorney about Acquisition of subdivision Lakefront property under laws of eminent domain**
2. **Ask attorney about seizing property and seeking eviction of delinquent property owners**

Respectfully Submitted:

Approved:

Richard A. Hilton, secretary / Treasurer

Quentin Lindsey, President