

Village of Wonder Lake, McHenry County, Illinois
Board of Trustees
Minutes of the Special Board Meeting
Wednesday, August 19, 2020

Pledge of Allegiance

Meeting called to order at 7:01 pm

Roll Call Present: Topf, McIntosh, Dycus, Learman, Palys, Reinhard, Wells
Absent: Windler
A quorum was established with 5 Trustees
Attorney Present

Public Comment: None

Presentation by Lennar Homes for Meadows of West Bay by Andrew Mouw and Rick Murphy
Lennar Homes will build out MOWB as intended to be built; Lennar Homes is currently building 31 subdivisions, 800 homes a year, uses an in house mortgage lender, everything is included (appliances, landscape packages, etc.), build smart homes; will be buying the fully developed home sites and parcel 2 (raw piece, have no plans now), 2 different ranch plans \$220,000 - \$270,000; duplexes have four floor plans \$180,000 - \$200,000; Townhomes are 2 story and will blend in with the current ones \$170,000 - \$195,000; set up now for 4 Homeowners Associations, looking in to 1 HOA with committees so will amend and restate; open to ideas for the Park Improvement Plan, talked with Trustee Reinhard about Tot Lot, Dog Park and additional parking spots, will send a plan; there are some issues to clean up with the Townhomes and Duplexes so will have to work with Planning and Zoning Commission; need to confirm development obligations from Village, will want infrastructure approved by Village, need to verify Irrigation can handle capacity, work on grading plan modification, need to confirm if Village is willing to reissue bonds, verify security for development and impact fees; finishing due diligence, want to be good partners and get this done, will meet with residents.

Approval to send to Planning & Zoning Commission

Motion by: Trustee Learman
Second by: Trustee Dycus
Discussion: None
Corrections: None
Roll Call Vote Ayes: Dycus, Learman, Palys, Reinhard, Wells
Nays: None
Abstain: None
Absent: None
Motion carries with 5 Trustees

Approval of 2 Invoices for payment

Motion by: Trustee Learman
Second by: Trustee Dycus
Discussion: Village President Topf informed the Board that the 2 invoices are for Captain Rod's ½ payment of \$10,835.00 and Water Well Solutions for East Side Water Supply NRB \$294,108.30.
Corrections: None
Roll Call Vote Ayes: Dycus, Learman, Palys, Reinhard, Wells
Nays: None
Abstain: None
Absent: None
Motion carries with 5 Trustees

Appointment of Village of Wonder Lake Department Heads:

Motion by: Trustee Learman
Second by: Trustee Dycus
Discussion: Village Attorney – Richard Curran
Village Engineer – Robinson Engineering and HR Green
Village Building Inspections – SafeBuilt Illinois LLC
Village Planner – Bob Ahlberg
Planning & Zoning Commission Chairperson – Jim Cavanaugh

Police Chief – John Crilly
Police Commission – Bill Arnos, Dick Hilton, Jim Bronson
Publics Works Department – Chuck Bissell
Village Treasurer – Kim Windler
Village Assistant Treasurer – Jennifer Snelten
Parks Department – Bill Reinhard
FOIA Officer – Kim Windler

Corrections: None
Roll Call Vote Ayes: Dycus, Learman, Palys, Reinhard, Wells
Nays: None
Abstain: None
Absent: None
Motion carries with 5 Trustees

Motion to Adjourn

Motion by: Trustee Dycus
Second by: Trustee Reinhard
Voice Vote Ayes: Dycus, Learman, Palys, Reinhard, Wells
Nays: None
Abstain: None
Absent: None
Motion carries with 5 Trustees

Meeting adjourned at 7:33 PM

Minutes submitted by /s/ Jo-Ellen McIntosh, Village Clerk