

Village of Wonder Lake, McHenry County, Illinois
Board of Trustees
Minutes of the Special Board Meeting
Wednesday, February 20, 2019

Pledge of Allegiance

Meeting called to order at 7:00 pm

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

Trustee Learman arrived at 7:02pm

Attorney Present

Public Comment: None

Presentation of Independent Auditor's Report by George Roach

George Roach informed the Board that the Village has clean opinion of the financials; took samplings of test invoices and test revenues from 3rd parties like the state, county then traced the financial information and did not find any discrepancies.; page 14 is the combined balance sheet, page 15 all revenues governmental funds not including the water funds; page 17 & 18 show the water proprietary funds.

Introductory Presentation by D.R. Horton regarding Meadows of West Bay

Derek Hoffman, Land Acquisitions and Steve Bauer, Land Use Counsel for D.R. Horton

Derek Hoffman informed the Board that would like to purchase all the available remaining unbuilt lots in MOWB making a commitment to build on all lots. The goal is to rejuvenate the Meadows of West Bay, to set clear expectations and commitments and be totally transparent. D.R. Horton would like to start on park improvements immediately, not only is the park an amenity missing for the current residents but will also help market the properties. All product types will be built at the same time. There will be a few models and then spec homes will be built that can also be used as models. D.R. Horton would like to start building in the Spring. There will be 241 units and it will take 2 to 3+ years before complete depending on the housing market, D.R. Horton would also like to bring in a professional Manager for the Homeowners Association that would work with the residents to establish a board, have a budget, and regular meetings. D.R. Horton also recognizes that lake access is a priority for the residents. The final closing will be in April. Derek Hoffman answered questions from the audience.

Approval to send Meadows of West Bay revisions to the Planning and Zoning Commission

Motion by: Trustee Learman

Second by: Trustee Dycus

Discussion: Village President Topf informed the Board that this is a working document and not necessarily the final version.

Corrections: None

Roll Call Vote Ayes: Dycus, Learman, Naatz, Palys, Reinhard, Windler

Nays: None

Abstain: None

Absent: None

Motion carries with 6 Trustees

Motion to Adjourn

Motion by: Trustee Reinhard

Second by: Trustee Learman

Voice Vote Ayes: Dycus, Learman, Naatz, Palys, Reinhard, Windler

Nays: None

Abstain: None

Absent: None

Motion carries with 6 Trustees

Meeting adjourned at 7:40 PM

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