

NOT APPROVED

Lakewood Hills Improvement District
Meeting Minutes
February 2, 2021 @ LWH Clubhouse

Attendees: Christopher Cain-President
Tish Hutchison – VP/Treasurer – Absent due to being ill
Jami Hunter – Secretary
Residents of Lakewood Hills

The meeting was called to order at 7:00 p.m. by President Christopher Cain, followed by the Pledge of Allegiance.

Jami made a motion to approve the meeting minutes from 01/05/2021, Chris 2nd motion, motion passed.

STANDING REPORTS

Jami gave the finance report for January.

General Account beginning balance 01/01/2021: \$119,272.51

Deposits - \$9,327.00

Debits - \$39,277.42

Automatic Withdrawals - \$2,942.98

Automatic Deposits - \$100,759.93

Interest - \$17.27

Ending balance 01/31/2021 - \$187,156.31

RD Reserve Fund beginning balance 01/01/2021: \$30,415.94

Deposits - \$0.00

Debits - \$0.00

Interest- \$4.83

Ending Balance - \$30,420.77

Jami motioned to approve the finance report, Chris 2nd, motion passed.

Jami motioned to approve the bills, Chris 2nd, motion passed.

Chris gave the operations/maintenance report for January that was submitted by Dany Kravitz. We worked in shop tightened springs on shop door, took down old basketball goals and installed the new ones that were purchased back in the fall. We did some more planning for pool maintenance, put together new tool box and organized tools. Cleaned and fixed salt/sander. Salt/sanded and plowed roads as needed per inclement weather. Worked on air leaks on dump truck and fixed the salt/sand spinner. Continued brush cleanup along roadways and ditches. Put a new regulator on compressor at the plant. Rebuilt pumps, checked plant and attended sewer calls as needed. We have 9 Delta's, 3 E1's and 2 E1 extremes on hand.

Jami motioned to approve the operations/maintenance report, Chris 2nd motion, motion passed.

The building committee had a fence permit from the Carlson's that was pending information regarding access to the sewer. Those issues have been resolved per Ed in maintenance. The board signed and approved the fence permit for Carlson's. We have some additional building codes that are to be added to our current building codes regarding basic structural necessities for carports, the expectation of use for carports as well as requiring an egress window in each bedroom on new home construction permits submitted after 2/2/2021. All verbiage will be added and ready for the March meeting for the board to sign off on. Once signed, the new codes will be available to all residents at the office, by mail or email per request, and on the LWH website. Nothing further was requested or pending from the building committee at this time.

OLD BUSINESS

USDA: Over the last few months we have had good conversations with USDA and with our attorney. Things seem to be moving in a forward direction regarding the progress and getting help from USDA regarding our sewer bond issues. In recent months, we have submitted all of our most recent financials including our 2019 profit and loss sheet showing income and expenses, our 2019 audit report as well as an excel spreadsheet that shows the vacant lots with delinquent taxes and the county owned lots. These are funds that we as a district could be receiving but are not. The vacant lot delinquency is in excess of \$500,000 alone. With this information hopefully they will be able to understand why it is so important to the board and to the district as a whole that we get help with this issue. We will keep everyone posted as more information becomes available.

NEW BUSINESS

The board had discussion regarding pool renovation updates. Included in the discussion were the budget and/or cost for the renovation, the projected outcome as well as future plans beyond this year. The board discussed the previous renovation cost of \$50,000 which was to have a contractor come out and fill in the existing pool then the other \$75,000 was to put in a smaller pool liner and change the location of the pool all together. After the work of the maintenance team, pool committee and other amazing community members/volunteers a new renovation estimate was presented to the board. After reviewing the estimate and understanding what actually needs to be done to bring the pool to a functional state the board discussed putting a budget of \$10,000 on the renovation project at this time. This \$10,000 is the projected project outcome cost and below are the things that will be included in this Phase 1 of renovation.

- New concrete (Decking area)– on the north end between the pool and the building
- Expansion joints – where the new concrete will be poured
- New wiring of the pump house
- Purchase and replace pool skimmers x4
- Tile work
- Paint
- New Ladders
- Fixing/making bathrooms more accessible to everyone (not just during pool season)
- Possible slide if budget allows

There have been some terms set by the board regarding this renovation. The clerk will keep a paper ledger at the office that will show all pool expenditures. This will be open for all residents to request to see at any time with transparency in mind. There is NOT a timeline as to when this project will be completed because our maintenance guys will be doing the majority of the work. This work will be done during their normal working hours as time allows. Sewer calls, road issues and other normal daily tasks will take precedence over the pool renovation. Community workdays might be scheduled to allow volunteers to help if something of that nature were to arise. The \$20,000 line item for the pool will be placed back into the budget for 2022 to ensure taxes ARE NOT raised for the residents. This line item was removed from the 2021 budget but the funds were not spent in other places so adding it back in for next years' budget will not have an effect on anyone's taxes. The board also wants to note that we have been required to continue to pay insurance on the pool regardless if it has been open or not due to it being a liability issue. Jami made a motion to approve the transfer of \$10,000 from the general fund to the pool/park fund. Chris 2nd motion, motion passed. There were no other matters that required board attention at this time. Jami made a motion to adjourn the meeting, Chris 2nd motion, motion passed. Meeting adjourned at 8:00 pm.

Submitted By: Jessica Miller District Clerk