

NOT APPROVED

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

Attendees: Christopher Cain-President
Tish Hutchison – VP/Treasurer
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 02/02/2021, Chris 2nd motion, motion passed.

STANDING REPORTS

Tish gave the finance report for February.

General Account beginning balance 02/01/2021: \$187,156.31

Deposits - \$7232.50

Debits - \$15,528.29

Automatic Withdrawals - \$236.69

Interest - \$21.20

Ending balance 02/28/2021 - \$178,645.03

RD Reserve Fund beginning balance 02/01/2020: \$30,420.77

Deposits - \$0.00

Debits - \$0.00

Interest- \$4.67

Ending Balance - \$30,425.44

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

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

Chris gave the operations/maintenance report for February that was submitted by Dany Kravitz. We worked in shop and organized more. Cleaned up and sharpened chain saws. Worked on pool project and put together new tool box. Moved all equipment attachments inside the gate. Salt/sanded the roads as needed. Worked on dump truck and fixed air leaks. Attended several sewer calls especially due to the extreme cold weather we had. Re-visited the houses that had lines frozen up and fixed them property after they thawed out. We now have 4 delta's, 2 E1's and 2 E1 extremes on hand. Maintenance asked the board about purchasing one load of cold patch for the roads so we have it ready to go when the weather breaks.

Jami made a motion to approve the purchase of one load of cold patch, Tish 2nd motion, motion passed.

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

The building committee had a fence permit from the Nichols' that was approved by them. The board unanimously approved the fence permit for Nichols' fence. We made a couple of changes to the building codes that are to be added to what we currently have. They are 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 has been added and ready 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: No new updates.

NEW BUSINESS

The building codes have been updated and are awaiting signatures by the board. Once signed, they will be available to everyone as well as uploaded to the LWH website (lwhid.org) The board unanimously decided to terminate our current trash service with Waste Management due to them being in breach of contract. They have not held up their end of the contract with regard to timely trash pickup after missed streets or homes regardless of weather conditions. They have also not provided the “excellent” customer service as per stated in the contract. They have hired Orion Waste Solutions to be our new company. We are waiting to hear from Waste Management regarding when the last day of trash pickup will be from them. Once we hear when that will be, Orion will then have their cans on site at each house at least 48-72 hours prior to Waste Management’s last pickup. This will be to ensure no resident goes without a trash can for any period of time. Once all details are known there will be more information that goes out to all residents in as many ways as possible to make everyone aware of the dates and when to expect the change to occur. There were no other matters that required board attention at this time. Jami made a motion to adjourn the meeting, Tish 2nd motion, motion passed. Meeting adjourned at 7:35 pm.

Submitted By: Jessica Miller District Clerk