

NOT APPROVED

Lakewood Hills Improvement District
Meeting Minutes
April 6, 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.

Tish made a motion to approve the meeting minutes from 03/02/2021, Jami 2nd motion, motion passed.

STANDING REPORTS

Tish gave the finance report for March.

General Account beginning balance 03/01/2021: \$178,645.03

Deposits - \$9,249.00

Debits - \$20,370.75

Automatic Deposits: \$18,656.89

Automatic Withdrawals - \$882.05

Interest - \$24.81

Ending balance 03/31/2021 - \$185,322.93

RD Reserve Fund beginning balance 03/01/2021: \$30,425.44

Deposits - \$0.00

Debits - \$0.00

Interest- \$5.50

Ending Balance - \$30,430.94

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

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

Chris gave the operations/maintenance report for March that was submitted by Ed Shuler. We worked in shop and organized more. Tore out 2 skimmer boxes and replaced with new ones. Cut out concrete that needs to be replaced and got it prepped for new concrete to be poured. Worked on wiring inside the pump house at the pool. Also worked on plumbing in the bathrooms, pressure washed pool deck and walls of the pool also. Got mowers out and prepped/ready to go for mowing season. Cleaned salt/sander and put away until next year. Received the new permanent salt cover and put it inside the shop. Bladed Park Drive and Longview Dr. Waiting on weather to clear up and things to dry out before more road work starts. We have all materials on hand including cold patch to begin road work. Had to go to Topeka to get enzymes bugs for the plant. Due to the cold weather and freezing we had in February all of the enzymes were lost at the plant. Continued to fix the remaining frozen lines from the hard freeze. Had to order new motor for the compressor at the plant. Need to order a new valve from Aero Mod for the digester at the plant as well. Attended sewer calls and rebuilt pumps as needed. We have 4 Deltas, 2 E1's and 2 E1 Extremes on hand ready to use. The board discussed ordering more E1 extreme pumps to have ready. Jami made a motion to order 4 more E1 extremes, Tish 2nd motion, motion passed. Jami made a motion to approve the operations/maintenance report, Tish 2nd motion, motion passed.

The board retroactively approved a fence permit for Hendrix and a pergola permit for Peterson, permits were sent through the building committee and got the green light between the March and April board meetings.

OLD BUSINESS

USDA: No new updates.

NEW BUSINESS

The board discussed the equipment cost of installing a new sewer when a new home is being built. The current cost of the new sewer equipment is \$4359 and at that price it makes it difficult for new homeowners to want to come to our neighborhood. Adding this cost to new water hookups and electricity they feel is part of the reason no one wants to build in our neighborhood. The board has discussed helping cover part of the cost for our sewer system. They unanimously decided to split the new sewer equipment cost 50/50 with the potential homeowner. The payment for the homeowner's half has to be paid up front before any equipment will be ordered. There will be more rules and regulations regarding all of this that will be updated and put in the building codes within the next month, so be on the lookout for those. Tish made a motion to go into executive session for 10 minutes to discuss LWH personnel. Executive session began at 7:33pm, no binding decisions were made. The meeting reconvened at 7:43 pm, not other business required board attention. Tish made a motion to adjourn the meeting, Jami 2nd motion. Meeting adjourned at 7:50pm.

Submitted By: Jessica Miller District Clerk