

# NOT APPROVED

Lakewood Hills Improvement District  
Meeting Minutes  
July 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 06/01/2021, Jami 2<sup>nd</sup> motion, motion passed.

## **STANDING REPORTS**

Tish gave the finance report for June.

General Account beginning balance 06/01/2021: \$155,240.32

Deposits - \$13,895.09

Debits - \$31,104.21

Automatic Withdrawals - \$1,002.95

Automatic Deposits: \$77,967.42

Interest - \$19.51

Ending balance 06/30/2021: \$215,015.18

RD Reserve Fund beginning balance 06/01/2021: \$30,435.78

Deposits - \$0.00

Debits - \$0.00

Interest- \$2.75

Ending Balance - \$30,438.53

Jami motioned to approve the finance report, Tish 2<sup>nd</sup>, motion passed.

Tish motioned to approve the bills, Chris 2<sup>nd</sup>, motion passed.

Chris gave the operations/maintenance report for June that was submitted by Ed Shuler. Maintenance worked on minor things at the pool periodically throughout the month and took water samples to swims & sweeps as needed. Got the pool painted and have successfully completed this year's big projects with the pool in order to open. Mowed and brush hogged as needed. Trimmed and hauled away trees as needed from storms. Fixed pressure washer and cleaned shop on rainy days. Had to get a new hydraulic cylinder seal for the skid steer, has since been fixed and is now in working order. Got the new BBQ grill installed at the park. Bladed and have done road work throughout the month as weather allowed. Roads have been getting worked on throughout the neighborhood. Put water diversion on Longview to get water into the ditches, still more work to be done there. Maintenance is requesting more road materials for future road work. They requested the purchase of 2 loads of AB3 and 2 loads of millings. Had a sewer dig at the beginning of the month, washed and rebuilt pumps as needed. Will be needing a new blower for the plant soon, and have some things pending regarding the purchase. Jami made a motion to purchase the road material as requested, Tish 2<sup>nd</sup>, motion passed. Jami also made a motion to approve the operations/maintenance report, Tish 2<sup>nd</sup>, motion passed. No pending requests from the building committee or residents asking/needing permits at this time.

## **OLD BUSINESS**

USDA: No new updates.

## **NEW BUSINESS**

The board discussed options for the treatment plant blower situation. This issue has been tabled to the August meeting pending additional information from the installation companies. The maintenance team found and purchased a brush hog attachment for the skid steer. The June meeting \$3000 budget was approved for the purchase of the brush hog attachment. However, the one they found was \$3400. The board retroactively approved the purchase for \$3400. The skid steer attachment was paid for and delivered on 07/14/2021. There was an issue with the wording regarding pool rentals and the agreements that residents must sign prior to the rental date. Tish made a motion to amend the Lakewood Hills Improvement District Ordinances, Rules and Regulations section 8 regarding the pool, Chris 2<sup>nd</sup>, motion passed. The new information will read as follows: “The pool regulations shall be part of these Ordinances, Rules and Regulations. Swim parties may be scheduled after regular pool hours by contacting the LWH office. A deposit of \$30 is required in advance which is refundable as long as the pool and bath house are left in good condition. There will also be a \$10 per hour rental fee (non-refundable) to cover additional cost of operations. An attendant must be on duty during the rental per LWH insurance requirements. There must be 24-hour notice for cancellation or no refund will be approved. If inclement weather is predicted, the decision to close the pool will be made on a case-by-case basis. The board wants to amend the holiday section of the Employee Handbook to allow for an “observance of the holiday” if the holiday that they get paid for falls on a weekend. This has been tabled to the August meeting in order to reword and make the amendments prior to approval. The board discussed our sewer treatment plant operator Dustin Coles to take samples on his own now versus having the maintenance guys pull them each month. Maintenance is to purchase a refrigerator to keep at the treatment plant so Dustin is able to collect the plant samples. No other business was requiring the boards attention at the time. Chris made a motion to adjourn the meeting, Tish 2<sup>nd</sup>, motion passed. Meeting adjourned at 7:53PM.

## **NEW POOL HOURS**

**Monday – Friday Pool Hours: 2:00PM – 8:00PM**

**Saturday Hours: 12:00PM – 8:00PM**

**Sunday Hours: 12:00PM – 8:00PM**

Submitted By: Jessica Miller District Clerk