

NOT APPROVED

Lakewood Hills Improvement District
Meeting Minutes
June 1, 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 05/04/2021, Jami 2nd motion, motion passed.

STANDING REPORTS

Tish gave the finance report for May.

General Account beginning balance 05/01/2021: \$175,951.34

Deposits - \$5,621.50

Debits - \$25,588.62

Automatic Withdrawals - \$732.00

MISC Fees (stop pays): \$25.00

Interest - \$13.10

Ending balance 05/31/2021 - \$155,240.32

RD Reserve Fund beginning balance 05/01/2021: \$30,433.44

Deposits - \$0.00

Debits - \$0.00

Interest- \$2.34

Ending Balance - \$30,435.78

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

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

Chris gave the operations/maintenance report for May that was submitted by Ed Shuler. We got the pool painted, power washed the pool deck and got all the sand out. Sealed some other cracks on the pool deck in the places that were not replaced with the concrete pour. Put fences back up in front of the restrooms. Filled the pool with water and have been monitoring the chemicals to get them right in order to open. It's been out of whack due to the rain and being newly filled. This is still being worked on and should be straightened out hopefully by this weekend. We mowed and weed eaten as the weather allowed us to as well as cut more brush. Fixed blades on the brush hog for the tractor. Put some gravel down in the parking lot of the pool. We have more road material on order so we can do more road work once it dries out a little. Had to install a new valve at the plant again. Also had to replace another pressure switch on the air compressor that keeps popping off. Also, we need a motor mount for the new motor we just purchased for the air compressor as it is broken. Nick Willis with KDHE came in and did an inspection on the plant to give recommendations on improving the plant operation specifically in regards to Chemical Phosphorus Removal Training. We have not heard from Dustin (our plant operator) as to how this went yet due to this happening right before the Memorial Day weekend. We have 4 Delta's, 1 E1 and 5 E1 Extremes on hand and ready to go. The clerk got an email from Haynes Equipment (sewer pump supplier) stating that parts had a 4% increase effective June 1, 2021 moving forward. That being said our current pump price is supposed to stick through December 31, 2021 but said it may change depending on how

things go. The board discussed the possibility of purchasing more pumps to try and save money before the price increases. No decisions were made as we are trying to phase out all of the current Delta pumps. We need to figure out exactly how many of those we have before that decision is made. We also have to look at the possibility of purchasing a blower for the plant as well at some point due to its age and possible failure at any given time. The blower cost is in the range of \$20,000 to replace, so before any decision is made the board will be looking into all of these things to try and make the best-informed decision so the account doesn't get completely depleted but still have enough to fix what we have to fix in order to keep the functionality of our system up and going. The maintenance guys also asked the board if they could purchase a brush hog attachment to the skid steer. They are wanting this because they can't get the tractor in some of the ditches due to getting it stuck and putting ruts everywhere in order to keep them clean. So, getting the attachment for the skid steer will help keep the ditches clean which should in turn help with some of the drainage issues we have within the district. The board unanimously approved the purchase of said skid steer attachment and set a limit not to exceed \$3000 for this purchase. Tish made a motion to approve the operations/maintenance report, Jami 2nd, 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 all kinds of things regarding the pool at this meeting. First, the board unanimously approved keeping the existing pool rules that are posted without changing them. Secondly, the board discussed the need for another pool attendant. **WE NEED MORE POOL ATTENDANT HELP!** Applications can be found on our website (lwhid.org), or applicants can contact the office at any time to ask for an application, it can be picked up, mailed, or emailed. The board also discussed the opening day and pool hours. **OPENING DAY WILL BE: MONDAY JUNE 7, 2021!!!** However, due to the lack of personnel the pool hours will be a little bit different. These can always be changed as we go if we are able to get more help on board. Please see below for pool hours.

NEW POOL HOURS

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

Saturday Hours: 12:00PM – 8:00PM

The board also addressed some complaints that have been received regarding neighbors' yards and have addressed them accordingly. Official letters have been created and sent to the parties involved kindly asking them to fix the issue at hand in an attempt to help curb this issue. Tish made a motion to go into executive session for 20 minutes to discuss pool attendant, Chris 2nd, motion passed. Executive session began at 7:50pm and ended at 8:10pm, no binding decisions were made. The meeting reconvened, Tish motioned to adjourn the meeting, Jami 2nd, motion passed. Meeting adjourned at 8:13pm.

Submitted By: Jessica Miller District Clerk