

NOT APPROVED

Lakewood Hills Improvement District
Meeting Minutes
May 4, 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 04/06/2021, Chris 2nd motion, motion passed.

STANDING REPORTS

Tish gave the finance report for April.

General Account beginning balance 04/01/2021: \$185,322.93

Deposits - \$15,025.76

Debits - \$23,012.13

Automatic Withdrawals - \$1375.20

Interest - \$14.98

Ending balance 04/30/2021 - \$175,951.34

RD Reserve Fund beginning balance 04/01/2021: \$30,430.94

Deposits - \$0.00

Debits - \$0.00

Interest- \$2.50

Ending Balance - \$30,433.44

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 April that was submitted by Ed Shuler. We got parts for the mower and got them replaced. Worked on and replaced a pool pump that was need at the pool. Rented a motorized wheel barrow to pour concrete at the pool and got that done. Mowed as needed. Worked on LWH Dodge charging system, had to get new batteries and an alternator to fix it. Began blading roads and started filling pot holes. Will be doing more road work as weather allows. Installed new air compressor motor at the plant. We also received and installed the new valves that were needed at the plant as well. Attended sewer calls and rebuilt pumps as needed. We have 2 Delta's 3 E1's and 6 E1 extremes on hand. We did receive the new E1 extreme pumps that had been previously approved to order. Maintenance asked the board for the approval to purchase 1 more load of cold patch, 2 loads of millings and 2 more loads of AB3 for future road work projects. Jami made the motion to approve the purchase for all above listed road materials, Tish 2nd motion, motion passed. Jami made a motion to approve the operations/maintenance report, Tish 2nd motion, motion passed. No pending requests from the building committee or residents asking/needng permits at this time.

OLD BUSINESS

USDA: The president of the board, maintenance and the clerk had a meeting with Dan Fisher of USDA and Jason Solomon of KRWA (Kansas Rural Water Association) on 04/23/2021. The meeting was set to discuss a rate study as well as do a physical inspection of the sewer treatment plant. Dan and Jason both were very receptive to our issues and why the board has been taking such a strong stance on the reasoning behind our

bond issues. A question Jason asked was why we had a treatment plant instead of a lagoon anyway, which is a question the board was unable to answer because they weren't here when everything was originally installed and/or approved. The clerk gave Jason of KRWA a notebook that had all of our Audits and Financial Reports that have been prepared over the last 5 years by our auditors. This was to show him the proof of why this is such a big issue for us as a district and why we need help to fix it. We also gave them yearly sewer expenses to show how much its costing the district for maintenace because of the improper installation of the system. During the meeting, everything was discussed in regards to the reasoning behind the boards stance. Some of those things included: our current sewer rates, cost of maintenance, our sewer delinquency as well as property tax delinquency, the need for purchasing new upgraded pumps since the old ones are being phased out or discontinued. They also discussed the improper installation of the sewer main and the things that have happened and continue to happen because of the improper installation. Both Dan and Jason are willing to help us and want to do so. This meeting was a thing that had to happen in order for them to keep moving in a forward direction to figure out a plan to help us. Once a plan is created or if we hear anything from them we will schedule a special meeting for all community members to attend to explain whatever the plan may be prior to any decision being made.

NEW BUSINESS

The board discussed a possible spring cleanup container being brought into the district for residents to use for 2 weeks. Tish made a motion to approve the container to be brought in, Jami 2nd the motion, motion passed. The board then asked that the clerk contact our trash company to get a date set to bring the container into the district for use. The clerk and the board had a discussion regarding delinquent sewer accounts and how to best combat the issue. There are several issues regarding this but the main issue the clerk wanted to bring up was that some of the homes in our neighborhood have sold that have delinquent sewer attached that had not been paid prior to the property being sold. The clerk voiced that it was and is unfair to the new residents that they would essentially get stuck with this burden when the county or title companies don't call first prior to the sell. She asked for the boards help to see what we can do about possibly coming up with a way to prevent this from happening in the future. This is going to be an ongoing thing that is to be worked on between the clerk and the board. The board also discussed the possibility of electronic credit card and/or debit card payments for the sewer fees. The clerk has researched all kinds of ways to allow or residents to make payments electronically, but has been unable to figure out a way that won't cost the district or the residents extra money when making a payment. The district either has to pay a percentage of each transaction or the resident will have to pay a percentage to use the service. The board unanimously decided to NOT have any kind of electronic payments to prevent extra charges for both the district and our residents. The only mode of electronic payment that would work and not charge a fee, is if the resident would contact their bank and have an ACH set up with their current bank to come out on a specific day each month. This shouldn't cost any party any extra money, some of our residents currently do this and have had no issues. The bank will send the check in the mail to LWH with the customer account listed (i.e., Name, address etc.), it then gets received just like any other check would. The board also discussed the pool and the updates regarding the pool. The pool is being painted and it's getting the finishing touches on it. Once those things are done, we will be able to fill the pool. The opening date is still TBA, due to all the rain we have been having the maintenance guys have been battling trying to get it painted in between showers due to the curing time we are still not sure the exact opening date. Once that is established, it will be announced by all open communication channels. Pool passes went out with May invoicing, if you did not receive a pool pass, please contact the office ASAP to discuss. The district is looking for 2 pool attendants to work this summer. If you or someone you know is interested in the pool attendant position, please contact the office for an employment application. The application can also be obtained from the LWH website. (lwhid.org) The proposed pool hours are Monday-Friday 3pm-8pm, and 1pm – 8pm on the weekends. They are also going to have the pool open from 10-2 Monday – Friday for an adult only time with no attendant present during these hours. This adult only time will be only ages 18 and up ONLY! The Board of Directors wants to remind

people that we do have the resident request/complaint forms that they encourage people to utilize if they have a request or a complaint of some kind. They currently have a few complaints that they are currently working to get resolved. However, they do want people to know when filling out the complaint portion of the form, make sure to explain the reasoning for the complaint and whatever the issue is thoroughly to make it easier to understand and get handled. Additionally, if the complaint form contains any kind of derogatory, degrading or inappropriate personal comments about other residents the form will not be taken into consideration AT ALL. The board wants to help residents with any situation that would arise but does NOT condone this kind of language and will not consider any form that has this kind of stuff included. There was nothing else that required the boards attention. Jami made a motion to adjourn the meeting, Chris 2nd motion, motion passed. Meeting adjourned at 8:27pm.

Submitted By: Jessica Miller District Clerk