

NOT APPROVED

Lakewood Hills Improvement District
Meeting Minutes
August 3rd, 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 07/06/2021, Tish 2nd motion, motion passed.

STANDING REPORTS

Tish gave the finance report for July.

General Account beginning balance 0701/2021: \$215,015.18

Deposits - \$12,045.93

Debits - \$32,580.95

Automatic Withdrawals - \$16,399.88

Interest - \$16.83

Ending balance 07/31/2021: \$178,097.11

RD Reserve Fund beginning balance 07/01/2021: \$30,438.53

Deposits - \$0.00

Debits - \$0.00

Interest- \$2.50

Ending Balance - \$30,441.03

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

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

Chris gave the operations/maintenance report for July that was submitted by Ed Shuler. Maintenance mowed and weed eaten as needed throughout the month. Made new hanger for lifting pumps out of tanks. Cleaned and organized shop, brush hogged and trimmed trees in various locations. Ran pool water samples to town when needed. Bladed roads and put material down in various locations throughout the month. Will be doing more road work as more material is brought in. Pete and I worked on pumps throughout the month. Went to Shively's and set a new sewer tank and got everything ready for final hookup. Waiting on electrician to run wires to be completed. Put E1 Extreme in on Oak Point Rd. Need another new motor for the plant air compressor. Still waiting on bids from Joe Foster for estimates on plant blowers. That decision has been tabled until September meeting pending receipt of cost estimates. The board discussed the purchase of 4 more E1 extreme pumps with the intention of continuing to phase out the old Delta pumps. Tish made a motion to approve the purchase of 4 more E1 Extreme pumps, Jami 2nd motion, motion passed. Purchase of 4 E1 extreme pumps was approved. Maintenance also discussed the need for a stand behind trencher to assist with installing the underground wiring from the tank to the electrical box at some residences. At some homes, the pump station is further than 60' feet from the electrical box, having the trencher will allow for faster hookup and less damage to residences' yards with using the backhoe attachment on the skid steer. Tish made a motion to approve a budget not to exceed \$3700 to purchase a walk behind trencher, Chris 2nd motion, motion passed. Tish also made a motion to approve the operations/maintenance report, Chris 2nd, motion passed. No pending requests from the

building committee or residents asking/needng permits at this time. A member of the building committee discussed updating the building codes to reflect the national 2018 residential and the 2008 electrical codes. These are the most up to date codes. The board agreed but they did mention that a meeting at a future date and time should take place to discuss all that goes into updating this.

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 September meeting again pending the receipt of quotes for installation. The request for quotes was made weeks ago, and the board/office staff and maintenance team are working diligently to get these quotes back in a timely manner. The board discussed the budget and reviewed the “draft” and discussed allocating another \$10,000 for park/pool improvements for next year. One thing they would like to see is better lighting at the pool for security and safety reasons. They would also like the security system around the pool/park to be updated in order to keep a better eye on things. The official notice of budget hearing will be held on Monday August 23, 2021 at 7:00 pm at the clubhouse. This will be published in the Oskaloosa Independent on August 12th, 2021 paper. The board also discussed the wording typo in the employee handbook, the typo has since been fixed and was previously approved at the last meeting. The official pool closing date for the season will be Sunday August 15th, 2021. We got a bid from Chucks Heating and Air for a new furnace to be installed at the clubhouse prior to winter. Tish made a motion to approve the bid, Jami 2nd, motion passed. The bid was for \$3198.00. Tish made a motion to go into executive session for 10 minutes to discuss employee personnel. Executive session began at 7:35 and ended at 7:45. The meeting reconvened at 7:45pm, no binding decisions were made. No other business was requiring the boards attention at the time. Chris made a motion to adjourn the meeting, Tish 2nd, motion passed. Meeting adjourned at 7:50pm.

Pool Season closing date: Sunday August 15th, 2021

NEW OFFICE HOURS

Monday: 8:00am – 3:30pm (**Lobby Open**)
Tuesday: 8:00am – 3:30pm (**Lobby Open**)
Wednesday: 8:00am – 1:00pm (**Lobby Closed**)
Thursday: 8:00am – 1:00pm (**Lobby Closed**)
Friday: **Office Closed**

Submitted By: Jessica Miller District Clerk