

ClinicLakewood Hills Improvement District  
Meeting Minutes  
March 7, 2023 @ LWH Clubhouse

Attendees: Christopher Cain -President  
Teisha Hutchison – VP/Treasurer  
Jami Smith – 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.

Teisha made a motion to approve the meeting minutes from 02/07/23, and Christopher 2<sup>nd</sup>, motion passed.

**STANDING REPORTS**

Teisha gave the finance report for February 2023

General Account beginning balance - 02/01/23 - \$147,188.36

Deposits - \$10,297.80

Debits - \$ 21,735.13

Automatic Withdrawals – \$3,389.38

Interest - \$ 10.70

Ending balance - \$132,372.35

RD Reserve Fund beginning balance – \$30,512.99

Deposits - \$0.00

Debits - \$0.00

Interest- \$ 11.70

Ending Balance – 01/31/23 - \$30,524.69

Jami motioned to approve the finance report, Christopher 2<sup>nd</sup>, motion passed. Teisha motioned to approve the bills, Jami 2<sup>nd</sup>, motion passed. Christopher gave the maintenance report for February that was submitted by Ed Shuler. Got shop cleaned out. Insulated shop put everything back on walls and in their place. Picked up limbs in ditches and beside the road. Worked on Cozy Lane. Salt and sanded the roads. Installed one new pump. Did plant checks. We have 10 Delta's, 7 – E One's, and 2 – E One Extremes (new), and 2 – E One Extremes (rebuilt by Haynes) on hand.

**Old Business**

USDA, Curt Bigge will be here Thursday to meet with Christopher and Ed. Received an email from Curt Bigge with updates and congratulating LWH on success that we have had better than expected results. Attached is letter from Curt Bigge. Plans for pool this year include another coat of paint, change sand in filters, put in 2 more skimmer boxes, replace umbrella and 2 chairs, work on shade cover, and remove pump house. Plan to paint and secure equipment in the park, and put up a tetherball. Board members reviewed the pool rules and checklists. Teisha made a motion to pass the rules and lists, Christopher 2<sup>nd</sup>, motion passed. Board members are meeting with accountant to proceed with an Agreed Upon Procedures and start the budget process, this should help us going forward and set boundaries for helping all boards and staff members be more responsible and accountable with our funds. Then we will do actual audit of the books next year since one has not been recorded as being done in a while. All results will be made available, this is our money, neighborhood & homes. Christopher has been working with Kyle getting information to him needed for old boat ramp, waiting on answers from Kyle's superiors. Ed proposed

several options for a new mower. Teisha made a motion to approve up to \$13,000.00 for a new mower, Jamie 2<sup>nd</sup>, motion passed. (Mower warranty, parts, service availability and specs to be reviewed by Ed Shuler, Bill Hutting, and Christopher Cain before purchase). Dave Thomas of the LWH's building committee is reviewing our current building codes for needed updates and or rewording for building committee and board review. Working on updating the website with current and more user-friendly information. Discussion was held on a sewer bill issue with new homeowners the Malsbury's. Emily Malsbury of Town & Country Real Estate has offered to advise Lakewood Hills as time allows on how we can be more transparent and informative to realtors and potential buyers to help promote our community and lessen the misinformation and or confusion.

#### New Business

Discussed bringing in a large dumpster again in April for spring cleanup. We will be having the pet clinic one evening in April, will update as soon as we set the date. Resident inquired about possibility of mowing some areas and bale it for hay. Told to visit with Ed and will discuss again. Christopher made a motion to adjourn the meeting, Teisha 2<sup>nd</sup>. Meeting adjourned at 8:00 p.m.

Submitted by Anita Amack, District Clerk