

Lakewood Hills Improvement District
Meeting Minutes
March 5, 2024 @ 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. President Christopher Cain, followed by the Pledge of Allegiance.

Teisha made a motion to approve the meeting minutes from 02/06/2024, and Jami 2nd, motion passed.

STANDING REPORTS

Teisha gave the finance report for December 2023, & January 2024

General Account beginning balance – 02/01/2024 - \$ 120,376.84.

Deposits - \$ 10,403.45

Debits - \$ 15,689.71

Automatic Withdrawals – \$ 3,381.86

Interest - \$ 9.14

Ending balance - \$ 111,717.86

RD Reserve Fund beginning balance – 12/01/2023 - \$ 30,807.71

Deposits - \$ 0.00

Debits - \$ 0.00

Interest - \$ 24.48

Ending Balance \$ 30,832.19

Jami motioned to approve the finance report for February, Christopher 2nd, motion passed. Teisha motioned to approve the bills for February, Jami 2nd, motion passed. Christopher gave the maintenance report for February that was submitted by Ed Shuler. Worked in shop. Got mowers out and maintenance. Put lights on trailer. Took salt spreader off dodge and cleaned it up. Put down some millings. Graded some roads. Picked up trees in the ditches. Trained Austin on the grader. Daily maintenance on the plant. Had numerous sewer calls. Blew out some airlines. Had a broken airline, had to dig out and fix. Did plant checks. We have 3 Deltas', 3- E One's, 6 – E One Extremes (new), 2 - -E One Extremes that need to be rebuilt, & 3 – E One Extremes (rebuilt by Haynes) on hand.

Old Business Christopher gave us an update on the USDA. He informed us we do have to get a sewer plant and discharge compliance study done to keep our sewer plant discharge permit in good standings with KDHE as required in the permit. Christopher and Curt Bigge filled out paperwork to get a grant to pay for the study. Had a zoom meeting with Shelley Underwood from Midwest Assistant Program. They are working to help Lakewood Hills to get a possible low or no interest loan to pay for the study. The USDA currently wants to raise the current amount of the sewer bill and refinance the existing debt to pay

off the bonds. Also wanted to tax liens and such for non-payment of sewer fees and property taxes. Meeting was tabled after we explained that wasn't financially responsible option for our community and will provide more documentation. Will meet again in March. Midwest Assistant Program needs Lakewood Hills to fill out a survey (Household Income) which will be confidential and no records, names or lot numbers will be listed and no paperwork will be kept or accessible to any Lakewood Hills staff, we need everyone to fill this out to help elevate our current and past issues and be eligible for programs that have funds allocated to assist communities such as ours. This study will lock our community in for the next 15 years for assistance, grants and such. The Midwest Assistant Program has been a big help to us and we will have more information on this next month as we move forward. The building committee suggest to have a minimum of 800 sq. ft. of 1st floor living space on new home not counting lofts, and minimum of 12 x 20 sq. ft. on garage. Teisha motioned to approve a minimum of 800 sq. ft. floor space for home and minimum of 12 x 20 garage, Jami 2nd, motion passed. Results from the survey was to allow STR's, had the highest number of votes. Tiesha made a motion to allow STR's with regulations, permits, and a cap of no more than 15% of homes in Lakewood Hills can be STR's, Jami 2nd, Christopher abstained, motion passed. Lakewood Hills will have our attorney draw up papers for square footage of new homes and garage. Lakewood Hills will also have attorneys draw up papers for STR's with attorney's recommendations for a resolution, yearly permits, fees, fines, and enforcement (who and how), dissolving/canceling of permits per # of violation or non-payment of fee, etc. Lakewood Hills will review then move forward with this matter. Christopher made a motion to adjourn the meeting, Jami 2nd, meeting adjourned at 8:30 p.m.

Submitted by Anita Amack, District Clerk