

Lakewood Hills Improvement District  
Meeting Minutes  
May 7, 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 04/02/2024, and Jami 2<sup>nd</sup>, motion passed.

**STANDING REPORTS**

Teisha gave the finance report for April 2024

General Account beginning balance – 04/01/2024 - \$ 116,940.50  
Deposits - \$ 10,424.00  
Debits - \$ 18,739.36  
Automatic Withdrawals – \$ 3,764.33  
Interest - \$ 9.72  
Ending balance - \$ 104,870.63

RD Reserve Fund beginning balance – 04/01/2024/ - \$30,856.69  
Deposits - \$ 0.00  
Debits - \$ 0.00  
Interest - \$ 27.05  
Ending Balance \$ 30,883.74

Jami motioned to approve the finance report for April, Christopher 2<sup>nd</sup>, motion passed. Teisha motioned to approve the bills for April, Jami 2<sup>nd</sup>, motion passed. Christopher gave the maintenance report for April that was submitted by Ed Shuler. Worked in shop. Mowed as needed. Work on the pool, put in value, acid washed pool, cleaned pool area, and did some painting. Cleaned ditches, picked up broken tree branches, cut up a tree and moved off the road. Bladed some roads. Had to work on a plant, had to get it adjusted. Daily maintenance on plant. Did plant checks. We have 5 Deltas', 3- E One's, 4 – E One Extremes (new), 2 - -E One Extremes that need to be rebuilt, & 3 – E One Extremes (rebuilt by Haynes) on hand. Jami motioned to approve the April maintenance report, Teisha 2<sup>nd</sup>, motion passed.

**Old Business**

Christopher and Jami reported on a meeting they had with USDA, Kramer & Kramer, and Lakewood Hills attorney. Christopher handed out paperwork (at the Board meeting) showing the last 5 years of expenses paid for the sewer. Copies are at the office if anyone would like one. Attached is a letter explaining the meeting with the USDA. This will explain the motions that were passed during Board meeting. Teisha made a motion to raise the sewer fee \$20.00 a month beginning in July 2024 Christopher

2<sup>nd</sup>, motion passed. Lakewood Hills want to inform customers of the increase. The extra \$20.00 a month will go strictly to the GO Bond. Had phone conversation with Curt Bigge explaining what is needed to move forward with the wet lagoon. Curt asked the Board to allow MAP to do an income study. Teisha made a motion for MAP to do income study for grant money to update our sewer system Christopher 2<sup>nd</sup>, motion passed. They will be sending out a short survey with return addressed envelope to Lakewood Hills customers, we need 92% feedback. This is very important to apply for these grants. Curt also asked the board to allow MAP to apply to search for a grant to KDHE for the wetland lagoon. Teisha made a motion to allow Midwest to submit to search for grant to KDHE for the wetland lagoon, Christopher 2<sup>nd</sup>, motion passed. The plan is to open the pool June 3,2024. Teisha made a motion to adjourn the meeting Christopher 2<sup>nd</sup>. Meeting adjourned at 8:20.

Submitted by Anita Amack, District Clerk

To those who were unable to attend the board meeting on 5/7/24, just a quick update. We had a meeting with the USDA, LWH Attorney and Kramer Engineering; a lot of things were gone over re: the current state of our sewer system (which we are all aware is poor/inadequate) and how we are to move towards a lagoon system. In order to move forward and receive assistance from what could be many sources we have to begin paying back and/or moving forward in the direction of paying back our GO Bond that is delinquent. With that being said unfortunately our first step in this process was to increase sewer rates by \$20 effective July 2024, this will make your sewer bill total \$95 per month. The extra money will solely be used to start paying back our GO Bond. We are sorry for this but are caught in the middle of a mess that was not created by us, but we are trying our best to remedy it. We will also be tightening our belts re: late sewer fees and back taxes. We have to show that we are attempting in every way to collect debts that are owed to LWH's. If you need assistance or help please do reach out to the office, we will try and do our best to help everyone.

So with all that being said we need to forge ahead and first we have our Income Study Survey (we have already talked about this in prior board meetings) which will be happening in the very near future. This will help our community get much needed grant money for our sewer/lagoon project. We need 92% participation from our community. The study will be mailed to homes from the Midwest Assistance Program with return postage envelopes and a deadline. If there are homes that do not return surveys by the deadline MWA employees, LWH board members and your fellow neighbors will door to door to get this vital information.

If you have additional questions or concerns please reach out to the office.

Thank you for being patient with us as we work through this daunting task!

LWH Board