

Lakewood Hills Improvement District  
Meeting Minutes  
May 6 @ LWH Clubhouse

Attendees: Christopher Cain – President  
Bill Hutting – 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.

Jami made a vote to approve the minutes from 04/01/2025, Christopher 2<sup>nd</sup>, vote was passed.

**STANDING REPORTS**

Bill gave the finance report for April 2025

General Account beginning balance – 04/01/2025 - \$ 148,905.96

Deposits - \$ 15,366.38

Debits - \$ 17,265.55

Automatic Withdrawals – \$ 18,559.00

Interest - \$ 11.13

Ending balance - \$ 128,458.92

RD Reserve Fund beginning balance – 04/01/2025 - \$ 31,168.39

Interest- \$ 25.62

Ending Balance – \$ 31,194.01

GO BOND beginning balance 04/01/2025 – \$ 20,380.00

Deposits - \$ 2,920.00

Ending Balance - -\$ 23,300.00

Jami made a vote to approve the finance report for April, Christopher 2<sup>nd</sup>, vote passed. Jami made a vote to approve the bills, Bill 2<sup>nd</sup>, vote passed. Christopher gave the maintenance report that was submitted by Ed Shuler. Pool is coming along, we are replacing the caulk between the pool wall and concrete deck, plan is to start filling on May 12<sup>th</sup> usually takes 3 to 4 days this should give us enough time to get the chemicals right before it is open to the public. Sand filters will have new sand this year. We are repainting a lot of the deck this year also. We had to discard 3 more delta pumps some of these lids are rusting through and letting water get in through, we have new pumps to install just trying to get everything caught up so we can install them. We have 6 rebuilds for Haynes, need to get them down there so they can be rebuilt. We have a lot of roadwork to get done, so will need a lot of cold patch, gravel, and millings.

### **OLD BUSINESS**

The Board of Directors have been having monthly meetings with USDA and EPA. The USDA seems to be working with us a little better now that the EPA is involved. The EPA was here for an on-sight visit. EPA will be doing a new engineer study at no cost to LWH. The EPA is going to start doing some drilling at LWH so they can test the soil to see if we can put in a lagoon. EPA is moving fast as we need to have the paperwork in by September. KDHE has also been very helpful. Things are close to being finished at the pool. Jami had ideas for shade. Bill made a motion to order 2 or 3 umbrellas and a sunshade, Christopher 2<sup>nd</sup>, vote passed. Discussed how we can collect on the back assessments and taxes. The Board is trying to set up a meeting with our County Commissioner and Attorney to see if we cannot start doing something about getting these collected.

### **NEW BUSINESS**

Resident asked if there was anything we could do to try and control the dust from the roads. Suggestion was made about some type of oil that can be put down to control dust. The Board is going to get information on the cost and see if it is even feasible. It would be up to the residents to pay for it, if they want it done, and if there is enough interest in it. Also discussed that we need to start sending letters to the county to enforce the Rules, Regulations, and Ordinances and enforcing fines. If fines are not paid put a lien on their property. We are getting a lot of complaints about dogs running at large and people speeding. The sheriff needs to be called if you want to fix these problems. Reviewed 3 permits, 2 were approved. Jami made a motion to adjourn the meeting, Bill 2<sup>nd</sup>, meeting adjourned at 8:30 pm.

Submitted by Anita Amack, District Clerk