

Lakewood Hills Improvement District  
Meeting Minutes  
July 1, 2025 LWH Clubhouse

Attendees: Christopher Cain – President  
Bill Hutting – VP/Treasurer

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.

Christopher made a vote to approve the minutes from 06/03/2025, Bill 2<sup>nd</sup>, vote was passed.

**STANDING REPORTS**

Bill gave the finance report for June 2025

General Account beginning balance – 06/01/2025 - \$ 110,915.52

Deposits - \$ 12,543.05

Automatic Deposits - \$81,860.55

Debits - \$ 12,445.58

Automatic Withdrawals – \$ 15,943.91

Interest - \$ 14.60

Ending balance - \$ 176,944.23

RD Reserve Fund beginning balance – 06/01/2025 - \$ 31,219.65

Interest- \$ 26.51

Ending Balance – \$ 31,246.16

GO BOND beginning balance 06/01/2025 – \$ 4,0000.00

Deposits - \$ 2,320.00

Ending Balance - -\$ 6,320.00

Christopher made a vote to approve the finance report for June, Bill 2<sup>nd</sup>, vote passed. Bill made a vote to approve the bills, Christopher 2<sup>nd</sup>, vote passed. Christopher gave the maintenance report that was submitted by Ed Shuler. Been working on roads, we have been putting AB3 on some of the roads then putting millings over that in hopes to slow down the pot holes in gravel areas the lime dust in the AB3 should make the road harder, we will be filling more pot holes in the pavement areas, need to put a lot of gravel on Oakcrest, we will order more. Took the greenhouse top off plant. We have sewer pumps that are under warranty back from Haynes, we will have to start rebuilding some of these new style pumps that are out of warranty(5 years).

### **OLD BUSINESS**

Nothing new for USDA. EPA was here this week and did core drilling for their study. The board has a meeting with the KDHE on the 10<sup>th</sup> of this month. LWH is in a far better place with the sewer. Just exploring different scenarios at this point. The attorney updated us on the situation about the easements, attorney discussed it with Steve Metzger, Steve said he would be happy to help anyone write up a petition if they want the easement taken out of their property. Stephan Metzger information is [smetzger@jfccountyks.com](mailto:smetzger@jfccountyks.com), (785) 403-0618. Attorney also discussed possibilities of ways for us to collect delinquent sewer fees and special assessments. The Board members are trying to get a 5-person Board. Christopher has checked into getting something done on roads to control dust, (at residents' cost, if they choose to do so) he is just waiting on call backs on pricing and minimum amount we have to get.

### **NEW BUSINESS**

Talked to our attorney about updating our Building Codes. Going to try and get our County Commissioner to come to an LWH Board meeting. A resident asked to have culvert cleaned out that has been covered up on property by them. Bill made a motion to adjourn the meeting, Christopher 2<sup>nd</sup>, meeting adjourned at 7:55 pm.

Submitted by Anita Amack, District Clerk