

Meeting Minutes
January 6, 2026 @ LWH Clubhouse

Attendees: Christopher Cain – President
Bill Hutting – VP/ Treasurer
Jami Smith - 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.

Jami made a vote to approve the minutes for 11/04/2026, Bill 2nd, vote was passed.

STANDING REPORTS

Bill gave the finance report for November & December 2026

General Account beginning balance –11/01/2025 - \$171,096.10

Deposits - \$11,166.15

Debits - \$ 17,452.46

Automatic Withdrawals – \$13,109.06

Interest - \$ 12.32

Ending balance - \$151,713.05

General Account beginning balance –12//01/2025 - \$151,713.05

Deposits - \$9,535.00

Debits - \$36,160.20

Automatic Withdrawals – \$13,957.41

Interest - \$ 12.29

Ending balance - \$111,142.70

RD Reserve Fund beginning balance – 11//01/2025 - \$31,351.59

Interest- \$ 24.05

Ending Balance – \$31,375.64

RD Reserve Fund beginning balance – 12//01/2025 - \$31,375.64

Interest- \$ 28.37

Ending Balance –
\$31,404.01

GO BOND beginning balance 11/01/2025 – \$17,600.00

Deposits - \$2,240.00

Ending Balance - -\$19,840.00

GO BOND beginning balance 12/01/2025 - \$19,840.00

Deposits - \$1,840.00

Ending Balance - \$21,680.00

Jami made a vote to approve the finance report for November, Bill 2nd, vote passed. Jami made a vote to

approve the finance report for December, Christopher 2nd, vote passed. Jami made a vote to approve the bills for November, Christopher 2nd, vote passed. Jami made a vote to approve the bills for December, Bill 2nd, vote passed. Christopher gave the maintenance report for November that was submitted by Ed Shuler. Got Wright mower back engine blew up, it was under warranty. Put mowers up and have been working on sander/snow plow. Been working on some roads. Christopher gave maintenance report for December that was submitted by Ed Shuler. Started training the guys to rebuild our sewer pumps. They had 2 cylinders repaired on grader and fixed forward/reverse cable, talked to Berry Tractor and they couldn't find one, so I found one close and made it work. Built new attachment for skid steer. We have 7 Xstreams, 4 E – one's 4 new E one's and 8 Delta's. Ed had a price quote for pumps from Redmond and Haynes, Redmond is cheaper, so BOD decided to purchase pumps from Redmond.

OLD BUSINESS

Nothing new with USDA. BOD has a meeting with the USDA on January 14th, 2026. LWH Sewer permit has been renewed SAM Registration has also been renewed. BOD needs to talk with Shelley about getting LWH bill with Kramer & Kramer paid. Discussed if anyone had anything else to add to the updated building codes, no one did. Discussed what needs done at the pool for next year. It will need paint and maintenance is going to build a new frame for the shade cover. Following up unbuildable lots, had a draft done, Christopher and Bill are going to check it and make sure it is accurate.

NEW BUSINESS

Need to make a new list for delinquent sewer bills. Reviewed a building permit. Jami voted to pass the building permit Bill 2nd, vote passed. Discussed the problem of cats running at large. The Board went into executive session for 30 min. concerning an employee's and discussion with attorney. Jami voted to adjourn the meeting. Bill 2nd, meeting adjourned at 8:15p.m.

Submitted by Anita Amack, District Clerk