Nature Works Conservancy District
December 17, 2025
Board Meeting Minutes

Board Members' Present: Kevin Steele, Geoff Blanco, and David Janney

Also in Attendance: Nathan Howell, Plant Operator, John Sturgill, Engineer for the District, Jennifer Ray, 1st American Management Co., Inc., and David Hollenbeck Blachly Tabor Bozik Hartman.

Chairman Kevin Steele called the meeting to order at 8:30AM.

The minutes from the October 2025 meeting were approved as presented.

Jennifer Ray presented the September and October 2025 financial reports which were approved as presented. Jennifer then went on to present the proposed 2026 sewer budget After discussion; a motion was made and seconded to approve the 2026 sewer budget. Motion carried. Jennifer then presented 2023/2024 bad debt write offs from Valparaiso City Utilities in the amount of $144.59. A motion was made and seconded to approve the bad debt write offs. Motion carried. Jennifer then presented the 2026 contract for pond maintenance from Aquatic Weed Control. After discussion, a motion was made and seconded to approve the contract. Motion carried.

MCO, Nathan Howell reported on Plant performance and needs **(attached Exhibit B)**

Nathan reported the Links liner failed causing significant issues with the station operation. This was part of the improvement project and the work completed by a sub of Bowen's. They will work with Bowan and quantify the value to figure out how to offset the additional cost. In addition, they will need to check the other liners and determine how to address the issue. In the process it was discovered that the valves in the vault need replaced at the Links station. Nathan reported that the Links generator had ignition issues which were repaired by Evapar for $676.60. Finally, Nathan reported that the radiator was replaced on the generator at the plant by Evapar for $5,538.48.

John Sturgill with McMahan Group reported on the next phase the improvement project. They are completing a priority list to present at the February meeting where the board can choose ala cart which items to address. John then reported on the drainage at the Prairie. John stated that the homeowners are opposed to the scale of the project. Discussed a neighborhood meeting to go over the project with the homeowners. John further reported on a sinkhole in the easement at 43 Glencarry. John stated it appears it was caused by a separated joint in the line. He is getting a quote from Sutton for the repair. Finally, there was a discussion regarding the Aberdeen Architectural Control Committee's questions regarding a homeowner's proposed plans to build a fence in the drainage easement as well

as steps leading down to the drainage pond. It was determined it was not a Nature Works issue.

Attorney Hollenbeck reported at the February annual meeting there will be 2 unopposed positions up for election and 1 vacancy. There was a discussion regarding sending a letter to Bowman regarding the generator retaining wall. There was discussion regarding an Agreement & Release with Aberdeen Golf regarding Hole 16. The agreement amount of $59,325 directly to Aberdeen Golf and a release formalizing what was approved previously and assurance that it will be accomplished.

The Payment of clams was presented and approved.

The next scheduled Board meeting will be held February 18, 2026, at 8:30 a.m.

There being no further business to come before the Board, a motion was made and seconded to adjourn the meeting. Motion carried and the meeting was adjourned at 10:15 AM.

Respectfully Submitted,

Jennifer Ray, Property Manager
1st American Management Co., Inc., as Agent
Nature Works Conservancy District