Nature Works Conservancy District
February 18, 2026
Annual Board Meeting Minutes

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

Also in Attendance: David Hollenbeck, John Sturgill, Nathan Howell, Jennifer Ray, Sara Altimmi, Colby Barkes, Pete Peuquet, and Jan Zunica

Kevin Steele called the annual meeting to order at 8:30 a.m. Attorney Hollenbeck explained that both Geoff Blanco and Kevin Steele were up for election. Both submitted nominating positions and ran uncontested. Attorney Hollenbeck explained that David Janney was initially appointed to the board to complete the remainder of the term for a previous board member. Due to a communication error David Janney did not get his nominating petitions submitted by the deadline which made that position vacant. Dillion Dalton made a motion for David Janney to fill the vacancy. Geoff Blanco seconded the motion. Motion carried. At this time, Attorney Hollenbeck administered the oath of office to Kevin Steele and Geoff Blanco. The next item on the agenda was board organization. Nominations were solicited for Chairman. Geoff Blanco nominated Kevin Steele. A motion was made and seconded for Kevin Steele to serve as Chairman. Motion carried. Nominations were solicited for Vice Chairman. Dillon Dalton nominated Steve Poulos. A motion was made and seconded for Steve Poulos to serve as Vice Chairman. Motion carried. The floor was open to the public for questions, there being no questions, Attorney Hollenbeck closed the annual meeting.

Kevin Steele called the regular meeting to order at 8:45AM.

The minutes from the December meeting were approved as presented.

John Sturgill gave an update on the sinkhole and storm line project behind 43 Glencarry. A camera ran through the line, and it was discovered that there was a separated joint and compromised storm line. John stated that a partial repair was completed; final restoration still needs to be completed. John suggested keeping the fence done until the work can be completed on the compromised storm line.

Jennifer Ray with 1st American Management presented the November and December 2025 financial reports which were approved as presented. Jennifer then presented the McMahan Associates contract for services for 2026. A motion was made and seconded to approve the McMahan Associates contract. Motion carried. Jennifer reported that the insurance was renewed with an 11% increase. Jennifer inquired if it would be a good idea to get a statement of values done once the capital improvement project was complete. In the meantime, she will forward the current statemen of values to John and Nathan for review. Jennfer reported that the annual MS4 report is due April 1st. The SWQMP plan has yet to be finalized. Once an agreement is reached between the County and the District regarding the construction and

post construction BMP's, the report can be finalized. Jennifer will work with Colby Barkes and McMahon to get this completed. Finally, Jennifer reported that she will be sending out the annual grease trap letters to business owners.

Colby Barkes reported on the Golf Course and the Bowman outstanding items. Colby reported that a letter went out to the Golf Course regarding the settlement release. He has received no response and will keep following up. In addition, a letter went to Bowman regarding the plan for the retaining wall. He did not receive a response; the board instructed him to give them a deadline of 4/15/26 otherwise the district will have one installed.

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

Nathan Howell reported that they are having MB Controls make changes to several control panels and upgrade the Mission system. Nathan reported that since they have expanded the system, they will need to purchase a couple extra pumps with grinders They will most likely add the Flygt 3 phase pumps. Nathan further reported that the generator at the Lockerbie Station had another fuse issue and that Evapar was out to replace the starter at the Hills Station. Finally, Nathan reported that IDEM inspected the facility and found some minor deficiencies with no follow up requested.

John Sturgill with McMahan Associates reported that phase 1 of the capital improvement project is wrapping up. John reported that Spectra Tech is going to each lift station to remove and reline the tanks. Both the Links and Glencoe have been completed, and the application appears to be much better. It seems that this was more of an application rather than a product issue. Bowan is overseeing. John reported that the district will see total cost savings of .5 million. John then reported on the 43 Glencarry project. He stated that they found approximately 700 LF of compromised storm sewer. John then presented a proposal from RV Sutton to repair the line. The total for the proposal is $133,000.00. After discussion, a motion was made and seconded to approve the RV Sutton proposal. Motion carried. Sara Altimmi with McMahon Associates presented a report on the next steps for the wastewater treatment plant. The evaluation was to focus on the needs and present options. Sara stated that the numbers presented are approximate and have not been vetted at this time. The report focused on fine screening, secondary treatment (splitter box and clarifiers), and solids processing.

The Payment of clams was presented and approved.

The next scheduled Board meeting will be held April 15, 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 was carried and the meeting was adjourned at 10:20 AM.

Respectfully Submitted,

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