# Nature Works Conservancy District
# April 15, 2026
# Board Meeting Minutes

Board Members Present: David Janney, Kevin Steele, Dillon Dalton, and Steve Poulos

Also in Attendance: David Hollenbeck, Nathan Howell, Jennifer Ray, Colby Barkes, Christos Paras, and Donna McCullough

Kevin Steele called the meeting to order at 8:30 a.m.

Attorney Hollenbeck requested that attorney Barkes give his legal update. Attorney Barkes reported that he has followed up with the homeowner at 214 Glencoe regarding the retaining wall and that he will have further follow up once the homeowner is back home later in April. He further reported on the Aberdeen Golf LLC. pending a site visit prior to signing the release. Finally, Attorney Barkes reported on 34 Kincraig. A building permit was issued for a deck. A cease & desist letter was sent to the homeowner, and the homeowner was informed that the district would need to approve any type of work that was to take place in the easement. The homeowner was at the meeting along with a representative from RLM regarding the proposed landscaping work to be completed at the property. It was determined that the engineer for the district would conduct a site visit and report back to the board and a recommendation would be made to the Aberdeen POA ARC on whether to approve the work.

The minutes from the February meeting were approved as presented.

Jennifer Ray with 1st American Management presented the January and February 2026 financial reports which were approved as presented. Jennifer stated that a resolution for additional appropriations for both the general and cumulative fund will need to be made at the June meeting. Jennifer presented the MCO contract for 2026. A motion was made and seconded to approve the MCO contract. Motion carried. Jennifer further reported on the grease letters, MS4 program, and the evergreen screening of the lift stations.

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

Nathan Howell reported that the lift stations are close to being completed. He reported that the mission units still need to be upgraded. Nathen further reported on the manhole work and stated they found 4 that need to be relined and would include work on the Tommy B's manhole as well. In addition, he stated they would provide a priority list on which manholes should have flow lines installed. Finally, Nathan reported that they have had some hydraulic issues with the fine screen and that it has been moved up on the priority list.

The Payment of clams was presented and approved.

The next scheduled Board meeting will be held June 10, 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 10:30 AM.

Respectfully Submitted,

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