

Nature Works Conservancy District
April 16, 2025
Board Meeting Minutes

Board Members Present: Kevin Steele, Steve Poulos, and Geoff Blanco

Also in Attendance: David Hollenbeck, Attorney for the District, Nathan Howell, Plant Operator, John Sturgill, Engineer for the District, Jennifer Ray, Property Manager, Andy Higgins, Golf Course General Manager, and Nick Bracas at 12 Kincaig.

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

The minutes from February 19, 2025, meeting was approved as presented.

Jennifer Ray with 1st American Management presented the January and February financial reports which were approved as presented. Jennifer reported that the MS4 Annual Report was submitted, and no deficiencies were found. Jennifer further reported that she will be working with McMahan on getting an updated Water Quality Characterization Report completed for the district and she will work with Attorney Hollenbeck on updating the Illicit Discharge, Detection and Elimination Ordinance. Finally, Jennifer reported that she plans to set up a table with education and outreach materials at one of the Aberdeen Concert's on the Green this summer.

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

Nathan reported that pump stations were completed, and the pads were poured, and all Mission units were checked.

At this time, there was a discussion with the homeowner at 12 Kincaig regarding the drainage project in the easement behind their property. The homeowner stated they are experiencing significant water ponding in their yard now and that the water is not reaching the newly installed drains. It was noted that the homeowner installed a fence in the easement shortly after the project was completed. It was decided to go back and shoot grades to make sure the project was installed as engineered. The homeowner agreed to remove any fence panels if necessary for any possible regrade work.

John Sturgill with McMahan Group went to report on the Hole 16 progress. John reported that the swale construction is complete, the dam for the sediment basin has been completed and they are working on filling in the pond area. Sutton has been unable to finish this part due to the wetness. This is causing an issue with the Golf Course and affecting revenue. The question is, do we mobilize and finish or do we leave unfinished so they can keep using the course? It was decided to use lime stabilization to dry out the area, but it will still take 3 days to complete. Andy, with the golf course, stated that Monday, Tuesday and

Wednesday would be the best days for that work. John will contact Sutton to go ahead with the work. Andy, with the golf course, wanted to discuss approximately 210 feet of the cart path that he said was damaged with this new project. However, John stated that that was from a previous project and that the district paid for the golf course already to make that repair. John then went on to report on the issue with power at the Eagleview station. They are working with KV-REMC regarding the type of power installed. John stated it is messing with the new transfer switch on the generator. He is working with REMC to get full 3-way power. Finally, John reported that he, Steve Poulos, and Kevin Steele visited the Inn and found they no longer have a kitchen and that their grease trap has been removed.

Attorney Hollenbeck reported that he is still working on communicating with Maple & Bacon on the grease trap compliance.

The Payment of claims was presented and approved.

The next scheduled Board meeting will be held June 18, 2025, 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 9:51 AM.

Respectfully Submitted,

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