

Nature Works Conservancy District
April 17, 2024
Board Meeting Minutes

Board Members Present: Kevin Steele, Dillon Dalton, Steve Poulos, and Troyanne Libassi

Also in Attendance: Colby Barkes, Nathan Howell, John Sturgill, and Jennifer Ray

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

The minutes from the February 21, 2024, meeting was approved pending the following correction:

Attorney Hollenbeck Barkes resolution 24-02 which authorized acceptance of the 1st Source Bank financing proposal and authorized Chairman Steele to act on behalf of the Governing Board and take all action necessary to complete the financing transaction and authorize payments therefrom. A motion was made and seconded to approve resolution 24-02. Motion carried.

Jennifer Ray with 1st American Management presented the January and February financial reports which were approved as presented. Jennifer presented the 2024 contract with McMahan Associates. 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 that they plan to power rod a camera into the force main to determine where the gravel is coming from. The force main runs along Tower Road. Nathan reported they plan to have a crew as well as Accu-dig, Johnson Septic Service, and Bowan out this week to camera the line and hopefully find and repair the problem. In addition, they will have traffic control on site. Nathan further reported that they continue to meet with Bowen to look at the system. Nathan reported that they had to remove some trees at the plant in order to complete the work, but most were dead and will not need to be replaced. Nathan went on to report that they received several calls from Fentree POA regarding a sewer blockage. It was determined that the blockage had nothing to do with our system.

John Sturgill with McMahan Group reported on Phase II, Stormwater Project, Lockerbie Drive work. He stated that he spoke with LGS who have begun staging along Argyle which will be blocked off for the work. Bowan will send a survey crew out to mark the easement and notices should go out to homeowners next week. John reported that T&T did a great job with the tree removal for the Filar project. They have a few more trees to remove and to grind the stumps before RV Sutton can come in and do the remaining work. John Sturgill then reported on the Phase I Wastewater improvement project they have laid out the plans for the bypass

pumping and the pumps, piping, and control panels have been delivered. John stated they will begin at the Hills and then move onto Eagleview. John Sturgill presented pay application 1 for the Phase 2 Stormwater Project for \$62,467 and pay application number 3 for the Wastewater Improvement Project for \$87,651.15. A motion was made and seconded to approve both pay applications. Motion carried. John Sturgill reported that he received some requests regarding drainage issues. One request was from 276 Bruntsfield Court where they are having water sitting in the backyard. There is a drainage easement at that property so he will send someone out to inspect. The other was for 56 Prairie Parkway, which has been discussed previously, and they do not have a drainage easement where the flooding is occurring. John stated that he would speak with the homeowner and offer suggestions to alleviate the problem.

Attorney Colby Barks presented Resolution 24-03 which modifies Resolution 24-02 regarding the financing transaction with First Source Bank. This resolution makes minor changes to Resolution 24-02 as recommended by the bond council. A motion was made and seconded to adopt Resolution 24-03. Motion carried.

The Payment of claims was presented and approved.

The next scheduled Board meeting will be held June 19, 2024, 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 9:45 AM.

Respectfully Submitted,

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