

Nature Works Conservancy District  
June 18, 2025  
Board Meeting Minutes

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

Also in Attendance: David Hollenbeck, Attorney for the District, Nathan Howell, Plant Operator, John Sturgill, Engineer for the District, Jennifer Ray, Property Manager, and Maryanne Krug, Pete Peuquet, Adam Harrington, and David Kurz, Prairie Community Council homeowners.

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

At this time, David Janney was introduced to serve in the open board position in an interim capacity until the next annual meeting in February. A motion was made and seconded to appoint David Janney as interim board member until the next annual meeting. Motion carried. At this time Attorney Hollenbeck administered the oath of office to David.

It was decided to amend the agenda to address homeowner concerns at the beginning of the meeting. The Prairie Community Council homeowners introduced themselves and explained the issue they are experiencing with drainage and ponding in their neighborhood. This issue was brought to the board previously and the engineer investigated, however the full extent of the issue was not expressed at that time. There were many questions regarding how the drainage is set up in that neighborhood as well as who is responsible for the different drainage areas. It was determined that the district would get some survey work done, provide a recommended plan and investigate the easements for rain gardens as well as other structures.

The minutes from April 16, 2025, meeting were approved as presented.

Jennifer Ray with 1<sup>st</sup> American Management presented the March and April financial reports which were approved as presented. Jennifer reported that the first half of the 2025 real estate tax and levy payment was received with \$80,220.44 for the general fund and \$60,517.33 in the cumulative fund. Jennifer further reported that the process for the 2026 budget has begun and that the pre-budget worksheet has been submitted and a date set for the annual budget workshop. Jennifer reported that the MS4 program is status quo and that she still plans on having a table with education and outreach material at one of the Aberdeen concerts in July.

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

Nathan reported that the panels and pumps have been completed at all the stations. Nathan further reported on a serious issue at the Lockerbie Lift station when the station failed due to a programming issue.

John Sturgill with McMahan Group presented Bowan Engineering pay application number 8 in the amount of 171,711.36. A motion was made and seconded to approve the payment. Motion carried. John reported that the Glencoe lift station work will be done in the second week of July, which will complete the lift station projects. He stated that they have begun planning the 2<sup>nd</sup> phase of the project. John further updated the board on the RV Sutton work at hole 16 and said it will be complete in a day. Finally, John gave an update on the issue at Bracas's home at 12 Kincaid. John reported that what RV Sutton initially put in was as designed. However, it could have exasperated their existing issue. After giving the board some options, the board decided to go with the option of installing a yard drain and connecting with existing drain and then regrade. The bid for the work is \$5,850.00. A motion was made and seconded to approve this repair. Motion carried.

The Payment of claims was presented and approved.

The next scheduled Board meeting will be held August 20, 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 10:15 AM.

Respectfully Submitted,

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