

Nature Works Conservancy District
August 16, 2023
Board Meeting Minutes

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

Also in Attendance: David Hollenbeck, John Sturgill, Jennifer Ray, and Homeowner Sarah Budgin

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

The minutes from the June meeting were approved as presented.

Jennifer Ray with 1st American Management reported on a homeowner concern regarding erosion issues behind the homes on KinCraig Court. It was noted that it will be addressed as part of the hole 16 drainage project. Jennifer further reported that she will keep on Providence Homes regarding erosion control in the Heather.

MCO, Nathan Howell was absent report attached nothing out of the ordinary to report.

John Sturgill with McMahan Group reported that they received the final contract for Phase 1 of the Guaranteed Savings Project. After discussion, a motion was made by Steve Poulos and seconded by Dillon Dalton to approve the Guaranteed Savings Contract Phase 1. Motion carried. It was noted that need to get the information to Karl Cender as part of rate study and possible need for a rate change. There was a discussion regarding financing options, it was decided to contact 1st Source, Centier, and Horizon Banks. John further reported on the Filar issue and that they met with her attorney and are proceeding as planned with the swale and pipe. At this time there was some discussion with homeowner present regarding the drainage work between the homes on KinCraig and Division.

Attorney Hollenbeck reported that he received the 2023 DGLF Budget Order. The total 2023 general fund budget was \$129,963 and the cumulative fund was \$79,317. Attorney Hollenbeck further reported that the growth quotient is 4%. There was a discussion regarding using the 4% growth quotient for the 2024 budget. The budget will be approved at the meeting on October 18th and there must be a quorum at that meeting. The budget hearing is scheduled for September 20th. Finally, Attorney Hollenbeck reported on the status of the Abbey Restaurant. The 30-day deadline was 8/13 and he has heard nothing. Attorney Hollenbeck reported that they have 2 options: fine the restaurant daily until in compliance and or force the closure of the restaurant. After discussion, it was decided to begin fining the restaurant daily retroactively to 8/13/23 and let them know they will be charged for any future attorney or engineering costs with a date for closure of December 1, 2023. A motion was made by Steve Poulos and seconded by Troyanne Libassi. Motion carried.

The Payment of claims was presented and approved.

The next scheduled Board meeting will be held October 18, 2023, 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
1st American Management Co., Inc., as Agent
Nature Works Conservancy District



Jillian Fulton



K. H. H.



G.



Dayana Libassi