

Nature Works Conservancy District
August 21, 2024
Board Meeting Minutes

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

Also in Attendance: David Hollenbeck, Nathan Howell, John Sturgill, and Jennifer Ray

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

The minutes from the June 19, 2024, meeting was approved as presented.

Jennifer Ray gave an update on the MS4 program. Jennifer reported that McMahan has completed a draft of the Storm Water Quality Management Plan for the district, and she has reviewed it. The next step is to forward to the board for review and address the construction and post construction stormwater management criteria. In addition, Jennifer has put together an educational brochure on storm water matters that she plans to get printed, as well as to do an educational mailing to homeowners in the district. In addition, she is connecting with McMahan to have access to the GIS system and having 1st American Maintenance becoming a certified stormwater inspector. Jennifer went on to present a quote from Lakeshore Landscaping for cleaning up around Turnberry pond. In addition, T&T Tree Service also submitted a verbal quote for this work. After a discussion, a motion was made a seconded to go with the T&T Tree Service quote for the work. Motion carried. Jennifer went on to present a quote from American Concrete to repair the sidewalk along Turnberry. The quote included repairs to other sidewalks that were already repaired as part of the guaranteed savings project. Jennifer will contact American Concrete for a revised bid.

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

Nathan Howell reported that they are still dealing with the gravel issue. They have crews at the plant today to hydro excavate the area to see if gravel is coming from under the building. Nathan also reported on a couple issues at the plant, one being the weir system needs to be addressed and the diffusers need to be replaced due to normal wear and tear. Nathan reported that there was a system wide power outage due to storms and the plant generator had not turned on due to the coolant level dropping in the radiator. Evapar will replace the radiator. Finally, Nathan reported that they are 95% finished with the manhole inspections and about 20-30 will need flow lines.

John Sturgill with McMahan presented the phase 1 wastewater payment application for \$365,342.19. John then presented the phase 2 stormwater payment application for \$221,592.60. A motion was made and seconded to approve both pay applications. Motion carried. John stated that the phase 2 project is complete. John further reported that they

anticipate seeing approximately \$50,000 in savings from the project. He suggested they might be able to address the hole 16 issue. John Sturgill, Kevin Steele, and Dillon Dalton met with the golf course to review the issue and discussed the possibility of getting rid of the pond and doing some corrective action in the swale. This will be much less expensive than the restoration work originally quoted. John will get a quote for the work. John further reported that they are working through some issues with the lift station project. Single phase pumps were delivered instead of double phase so those will need to be returned and that the Flyght pumps sit on a proprietary base, and they wanted to be able to use the ABS base so they could swap out pumps, but that will not be an option with the Flyght Pumps. Finally, John reported that after investigation both the drainage issue brought by the homeowner at 276 Bruntsfield and the one at 56 Prairie are not district issue due to no drainage easements.

Attorney Hollenbeck reported on the 2025 budget process and asked if the district wanted to raise the general fund by the 4% growth quotient which was approved.

The Payment of claims was presented and approved.

The next scheduled Board meeting will be held October 16, 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 10:05 AM.

Respectfully Submitted,

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