

Nature Works Conservancy District
October 15, 2025
Board Meeting Minutes

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

Also in Attendance: Nathan Howell, Plant Operator, John Sturgill, Engineer for the District, Jennifer Ray, 1st American Management Co., Inc., Colby Barks Blachly Tabor Bozik Hartman and homeowner Maryanne Krug.

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

The minutes from the August 2025 meeting were approved as presented.

Jennifer Ray presented the July and August financial reports which were approved as presented. Jennifer then went on to present resolution 2025-25-01 regarding the appropriation of additional funds in the amount of \$78,400. A motion was made and seconded to approve resolution number 2025-25-01. Motion carried. Jennifer then presented the proposed 2026 budget and tax rate, and levy. A motion was made and seconded to adopt the 2026 budget, tax rate, and levy. Motion carried. Jennifer presented a proposal from Lakeshore Landscaping for the 2025/2026 snow removal. A motion was made and seconded to approve the snow removal contract. Motion carried. Jennifer presented a proposal from Lakeshore Landscaping for the installation of arborvitaes at the Turnberry and Strathaven locations to screen the lift station equipment. After discussion it was decided to go back to Lakeshore Landscaping and inquire about a tree that will not grow taller than 6 feet as well as add the Braemar location. Once received it should be able to be approved online. Finally, Jennifer presented an addendum to the current management agreement between Nature Works Conservancy District and 1st American Management which includes a monthly increase of \$100. A motion was made and seconded to approve the addendum. Motion carried.

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

Nathan reported that they are finishing up the manhole inspections and summery. He further reported that they are getting little help from Parkson and Dryden regarding upgrades to the biolac clarifiers. They have a meeting with Bowman and McMahon to look at upgrades and plant capacity and the current hydraulics. Nathan went on to report that the radiator leak at the plant is a coolant leak and will be replaced by Evapar.

John Sturgill reported meeting with Bowan and compiling a targeted engineering report to look at issues including the biosolids, clarifier, and collection system He will put together pricing and a priority list to present at the February meeting. John then discussed the Prairie

drainage project. He received 2 quotes for the projects. RV Sutton at \$127,000 and Ziese & Sons for \$357,000. In addition, he presented a quote from T & T Tree Service for tree removal and brush removal in the amount of \$18,300. A motion was made and seconded to approve the quote from T & T Tree Service for the tree and brush removal and clean up. Motion carried. There was then a discussion on how to communicate with the homeowner if the project does proceed. John then presented payment application #10 from Bowan Engineering in the amount of \$13,986.33. A motion was made and seconded to approve pay application #10. Motion carried. There was a discussion regarding OHG Construction completion of the work on hole 16. The Board instructed Attorney Barkes to draw up a legal release on the work on hole 16. Finally, John reported on the sinkhole at Tower and Edinburgh which has been repaired and stated that it was due to an unused conduit sleeve that broke and took in water and stone.

Attorney Barkes reported that Kevin Steele and Geoff Blanco are up for election at the February annual meeting and that they will need to obtain the necessary signatures on the nominating petitions.

The Payment of claims was presented and approved.

The next scheduled Board meeting will be held December 17, 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 10:00 AM.

Respectfully Submitted,

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