

Nature Works Conservancy District  
December 16, 2020  
Board Meeting Minutes

Board Members Present: Kevin Steele, Geoff Blanco, Troyanne Libassi, and Steve Poulos

Also in Attendance: David Hollenbeck, Nathan Howell, John Sturgill, Jennifer Ray, Attorney Alex Kutanovski, and Eagleview Homeowner Larry Van Noort

The minutes from the October 2020 meeting were approved as presented.

Jennifer Ray reviewed the September and October financial reports. A motion was made and seconded to approve the financial reports. Motion carried. Jennifer presented the proposed 2021 sewer budget. A discussion was had regarding updating the capital projects and general maintenance budgets. It was determined since the Grand Oaks project is on hold again, we would proceed with the capital projects budget not taking into consideration the addition of the Grand Oaks project. A motion was made and seconded to approve the 2021 budget as presented. Motion carried.

Jennifer Ray presented the 2021 Aquatic Weed Control contract. A motion was made and seconded to approve the contract with the addition of the phoslock. Motion carried. Jennifer then presented the 2019 Bad Debt Write-Off to Be Written Off in 2020 received from Valparaiso City Utilities. The total amount was \$69.93. A motion was made and seconded to approve the Bad Debt Write-Offs. Motion carried. Jennifer presented three sewer adjustment credit requests from homeowners living in the Prairie who built new homes this spring and had new lawns installed. The total credit is \$235.44. A motion was made and seconded to approve the credits. Motion carried.

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

Nathan Howell reported that the manhole inspections have been postponed until next summer. Nathan reported that they had several lift stations call outs in the month of November due to plugging issues. Superior Pump replaced the Barnes pumps with the Flyght pump at the Turnberry lift station. At the hills lift station they found one of the pumps tripped the breaker which they thought blew the motor, but once blockage was removed it ran fine. At the Main lift station, they found the impeller was badly worn after discussing with Gasvoda they are going to try installing a tee at the gravity main entering the lift station to direct flow straight to the wet well. Nathan reported that they are checking the manhole which receives Tommy B's weekly. There is a large amount of grease accumulating. Nathan stated that they need to get a contractor to install flow lines to direct the flow to the downstream pipe. A discussion was held regarding where we were at with the grease trap issue. Attorney Hollenbeck will follow up with the business owner regarding the grease trap. In addition, John Sturgill will work on getting the laterals televised and finalizing the survey work.

At this time, the Board heard from Alex Kutanovski attorney for Larry Van Noort regarding the flooding Mr. Van Noort is having at his property located at 268 Westport Road. Mr. Van Noort has a storm structure installed in his backyard that ties into the Nature Works system

downstream. This was built on his property and is not located within the drainage easement. Mr. Van Noort contends that due to elevation he is receiving run off from 2 other property owners as well as from the golf course. He is requesting some type of resolution to avoid future flooding. John Sturgill explained that there are other areas within the district that have drainage systems not located within a drainage easement and we do not maintain those. He believes that the 8-inch pipe located at the drain at Mr. Van Noort's does not have adequate carrying capacity. The Board agreed that something should be done regarding this situation. John Sturgill is going to quantify how much runoff is coming onto Mr. Van Noort's property and make a recommendation to the Board.

John Sturgill of McMahon Group reported that he met with John Mischke with the Aberdeen Golf Course to investigate erosion issues. A map of the areas with the most erosion had been submitted by the golf course and John looked at the ones which were located within the drainage easement. They found 2 areas near holes 14 and 16 as well as another that is adjacent to the drainage easement located at hole 13. John Sturgill suggested getting proposals for to fix the erosion issues. A motion was made and seconded to proceed with getting bids to address the identified erosion issues. Motion carried.

Attorney Hollenbeck reported that we should receive the December tax settlement payment soon. Attorney Hollenbeck reported that the 2021 tax process has been approved and that the general and cumulative fund budgets were kept the same. Attorney Hollenbeck reported that he had been in contact with the insurance adjuster and that they both came to the same conclusion regarding the sewer backup claims at 210 Aberdeen Drive and that is that it is not the Conservancy District's responsibility. This was communicated to both parties. Attorney Hollenbeck reported that he heard from Steve Melvick regarding Grand Oaks and that they have shifted the original plan for the development and selling off a portion of the land. Finally, Attorney Hollenbeck reported that Dennis Hain has resigned from the Board. Dennis was up for reelection at the annual meeting in February. The Board will need to appoint someone to replace Dennis.

The Payment of claims docket was presented, and a motion was made and seconded to approve the claims. Motion carried.

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