

Nature Works Conservancy District
February 19, 2025
Annual Board Meeting Minutes

Board Members Present: Kevin Steele, Dillon Dalton, and Geoff Blanco

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

Kevin Steele called the annual meeting to order at 8:30 a.m. Attorney Hollenbeck announced that one board position was up for election and that Dillon Dalton had submitted a nominating petition for the open position. There were no other candidates, and the election was not contested. At this time, Attorney Hollenbeck administered the oath of office to Dillon Dalton. The next item on the agenda was board organization. Nominations were solicited for Chairman. Geoff Blanco nominated Kevin Steele. A motion was made and seconded for Kevin Steele to serve as Chairman. Motion carried. Nominations were solicited for Vice Chairman. Dillon nominated Steve Poulos and Geoff second. A motion was made and seconded for Steve Poulos to serve as Vice Chairman. Motion carried. The floor was open to the public for questions, but no members of the public were present. Attorney Hollenbeck closed the annual meeting.

Kevin Steele called the regular meeting to order at 8:45AM.

The minutes from the December meeting were approved as presented.

Jennifer Ray with 1st American Management presented the November and December 2024 financial reports which were approved as presented. Jennifer reported that the State Board of Accounts annual report had been submitted for 2024. She further reported that in December the Form 22 for the settlement certification of tax distribution was received from DLGF. She reported that \$238,006.40 was received for the year. Jennifer also reported that in January the 2025 budget order was received from DLFG which stated that the general fund budget was approved in the amount of \$139,941 and the tax rate was approved at \$0.0386 based upon a certified value of \$362,542,400. The cumulative fund was approved at \$107,313 with a tax rate of \$0.0296. Finally, Jennifer reported that they are in the process of submitting the annual debt management report for DLGF.

The next item on the agenda was the 1st American Management report. Jennifer presented the annual contract for McMahan Associates which had previously been received and reviewed by the Board and Attorney Hollenbeck. A motion was made and seconded to approve the McMahan Associates contract. Motion carried. Jennifer Ray gave an update on the MS4 program. Jennifer reported that the annual report is due in June, that to comply with the permit requirements she has put together a newsletter that will be going out to the constituents in the next week. Jennifer reported that McMahan Associates has completed the SWQMP and that she will be forwarding to the board for review. In addition, as part of

the MS4 program 1st American Management will be utilizing the Nature Works GIS to conduct inspections of the stormwater structures throughout the district. To utilize the GIS to add data and reporting they will need to utilize Survey 123. This can be managed and billed through McMahan Associates for a cost of \$1,500-\$2,000 annually. A motion was made and seconded to begin using Survey 123. Motion carried. Jennifer reported that she was contacted by the manager for Aberdeen POA regarding assisting in the cost to make drainage improvements in the prairie community neighborhood. This issue has been investigated previously, and the district has no drainage easement within this area. The Board does not wish to be involved. Finally, Jennifer reported that follow-up grease trap letters have been sent to both the Inn and Maple & Bacon with a deadline of February 15th. No response has been received. The Board discussed follow-up options for those out of compliance.

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

John Sturgill with McMahan Group reported that after receiving an inquiry about the pavement around a manhole on Scotsraig they inspected the manhole and found that the structure was fine with the boots sealed and that it appears to be a pavement issue, and nothing replated to the sewer. John reported that they met with the golf course and said they had put together a map showing the grading work that would be completed and the boundaries for the work. This satisfied Oliphant. The work is scheduled to begin in March. Finally, John reported on the meeting with the homeowner on Glencoe about the generator placement. The homeowner was not happy with either proposal and asked to have the generator relocated. This would result in an additional cost of \$35,000 which would be a 15% increase in the total project. A motion was made and seconded to approve the 15% increase and move the generator to the south property line. Motion carried.

The Payment of clams was presented and approved.

The next scheduled Board meeting will be held April 16, 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 9:30 AM.

Respectfully Submitted,

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