

**Southern Hills Community Improvement District
October 30, 2018 at 7:00 pm
St James Church
2645 East Southern Hills Blvd
Springfield, MO 65804**

The meeting was called to order at 7:00 p.m. by Carl Price at the St. James Church, 2645 E. Southern Hills Blvd, and a quorum was declared present.

Present: Carl Price, Justin Foss, Gail Noggle, Jane Earnhart, Denise Heintz, John Heitz, Jeffrey Fenwick

Absent: None

Excused: None

Guests: Refer to attached sign in sheet

The various documents discussed were provided to the CID Board Members via email prior to the meeting for their review.

New Business

Approve Meeting Minutes of 8/14/2018 - Jeff Fenwick made a motion to approve the minutes as presented, seconded by Denise Heintz, and approved by the following vote: Ayes: Carl Price, Justin Foss, Gail Noggle, Jane Earnhart, Denise Heintz, John Heitz, Jeffrey Fenwick. Nays: none. Abstain: none

Tree Trimming and Brush Removal – Carl Price presented a summary of the effort to date. John, Jeff and Jane had talked with various contractors regarding the work. Jane provided a detailed scope of services to each contractor so they could provide a bid for equivalent work. Jane walked the banks with the City Forester (Mike McDaniel) and flagged the trees to remain with blue flagging. Work is expected to begin on Monday, November 5th. The selected contractor is Your Choice Lawncare. This is the same contractor that did the work for the remediation of the dredging areas.

Old Business

Directors Insurance – email motion and vote – Carl provided a summary of the motion and vote that was held via email on September 21, 2018. Refer to email in attachment.

Director Insurance – status - Justin indicated the insurance is now in place.

Your Choice Lawncare contractor for Common Area cleanup – email motion and vote – Carl provided a summary of the motion and vote that was held via email on August 30, 2018. Refer to email in attachment.

Line of Credit with Central Bank of the Ozarks – email motion and vote – Carl provided a summary of the motion and vote that was held via email on August 17, 2018. Refer to email in attachment.

Dredging Cleanup – status – Carl provide a summary with photos of the lakes. The lakes are looking very nice. The seeding on Lake 2 is establishing well. The contractor will reseed the areas one more time. At some point we will need to hire out trash cleanup for the lakes (Bob Smith did some himself this fall). The cleanup will likely be needed twice annually. The Land Disturbance permit is not quite closed out. The silt socks are being removed, then the close out can occur, and the deposit will be refunded to the CID.

Solitude Lake Management – status – Justin provided a summary. The treatment occurs bi-weekly, and Adam is the name of the person treating the lakes. The winter schedule is once per month during December, January and February. There was a small amount of algae this summer, possibly when the lake turned over, it seems to have disappeared due to treatments.

Financial Update – status - Gail Noggle provided a summary.

Bank Account status – Refer to the attached handout. Central Bank of the Ozarks holds the checking account and the line of credit. Deposits into the checking account came from the Line of Credit. The draws from the account since our last Board meeting included: liability insurance, director’s insurance, and the treatments by Solitude resulting in an ending balance of \$3,249.17. Tax collection will be a direct deposit into the checking account in early 2019.

CFO Account - Carl Price noted the current balance in CFO is \$9,737.33. Neighbors may continue to make donations to the CFO, and it is tax deductible.

Jane Earnhart made a motion to approve the financial report, seconded by Carl Price, and approved.

Signage – Denise Heintz provided a summary of the effort to date. She will provide the electronic files of the Southern Hills logo to the sign company. Her contact there is Vern. They drove the lakes area together to discuss the placement and types of various signs. Denise will provide a summary of this information to the Board for a future discussion, motion, and vote.

CID Website – Justin provided a summary of the website work. The website is:

www.SouthernHillsNeighborhood.com

It currently contains seasonal photos on the Home page, and various items on the Documents page including: agendas, meeting minutes, CID formation documents, and Solitude work descriptions. There is a Blog (for events such as the upcoming neighborhood Halloween Party), and a Contact Us page that utilizes the CID gmail account. Justin checks this account regularly.

Presentation

Staff from the City of Springfield, Chris Dunnaway (Public Works) and Carrie Lamb (Environmental Services), explained the upcoming storm drainage project that is north (upstream) of Lake 1. The project includes the installation of some new storm inlets and piping along Latoka Street and St Charles Avenue, as well as some renovation to the existing storm channel south of Latoka Street. Ultimately this will further reduce the amount of sediments and pollutants reaching the Southern Hills Lakes.

Denise encourage everyone to attend public hearings for any properties within our watershed, as a means to encourage developers to reduce impervious coverage and improve water quality.

Other business

Jeff noted that it's time to begin coordinating with Missouri Department of Conservation (MDC) regarding their program for geese removal. He will make the initial contact with MDC.

In the future, there will need to be a cleanup of the brushy area between Lake 1 and Lomanta Drive. Carl asked Carrie Lamb to check into whether or not this is an area the City maintains.

Carrie Lamb will provide a presentation at our next Board meeting to explain lawn care practices that are beneficial to our lakes. Her information will be posted on our website following the presentation.

The next CID meeting will be in January. There may be email votes in the meantime to approve items, as needed, prior to the meeting.

Adjourn – With no further discussion, the meeting was adjourned at approximately 8:07 p.m. Gail Noggle made a motion to adjourn, seconded by Denise Heintz, and approved.

Action Items for Board Members to complete:

Carl Price – chair responsibilities

Gail Noggle – treasurer responsibilities

Justin Foss – maintain the website

Denise Heintz – coordinate signage

John Heitz -

Jeffrey Fenwick – contact MDC regarding geese removal

Jane Earnhart - prepare minutes; establish the next quarterly meeting date and prepare agenda

Minutes prepared by: Jane Earnhart, Secretary, Southern Hills CID

September 21, 2018
via email - Motion and Vote to approved
Directors Insurance with BXS Insurance
Company

Refer to highlighted motion and votes
on the following pages

Sounds good. I'll forward both emails to you and Jane. The first email will be the proposal and supplemental application. The items highlighted in yellow in the proposal are required. The second email contains the Docusign documents.

The information below is what I received in the previous email from the BXS Insurance Company:

Please note that our Broker was able to procure a quote from another carrier, which is less than the original proposal, and they will require their own supplemental application, attached. Also, Sexual Misconduct is excluded, but we can probably remove the exclusion once we receive a complete description of your operations, which is requested on the Ace application. They are concerned that you may be involved with daily oversight/management of the lakes and lifeguarding, and have contact with children.

Let me know if you need me to do anything else to help finalize our D&O insurance.

Justin

On Wed, Sep 26, 2018 at 2:00 PM Carl Price <prifam@mac.com> wrote:

I am fine either way.

On second thought probably both Jane and I Should sign it. Hate for something to happen and have them try to get out of it with a technicality

Send over a pdf and we can sign it.

Carl

Sent from Carl's phone

On Sep 26, 2018, at 12:59 PM, Justin Foss <justin.cfoss@gmail.com> wrote:

Hi Carl,

BXS Insurance had a few errors writing 'Community Improvement District' on the proposal. I requested they fix it and send it back for signatures, which they've done. Do

you want me to go ahead and finish the forms and sign everything on behalf of the Board or would you prefer to do it? I'm good with either option of course.

Thanks,
Justin

On Sat, Sep 22, 2018, 12:52 PM Justin Foss <justin.cfoss@gmail.com> wrote:
Thanks everyone. BXS Insurance will be our agent for our D&O liability insurance for the Board. I'll get that in place next week.

Justin

On Fri, Sep 21, 2018, 5:07 PM Fenwick,Jeffrey <Jeffrey.Fenwick@coxhealth.com> wrote:

I approve your recommendation as well

Jeffrey Fenwick
Physician, Fd Med Staff
Phone: (417) 875-3600
Jeffrey.Fenwick@coxhealth.com
coxhealth.com

From: Jane Earnhart <jkearnhart@sbcglobal.net>
Sent: Friday, September 21, 2018 4:13 PM
To: Carl Price <prifam@mac.com>
Cc: Denise <denise@oreillydevelopment.com>; Justin Foss <justin.cfoss@gmail.com>; Gail Noggle <Gnoggle1@gmail.com>; Fenwick,Jeffrey <Jeffrey.Fenwick@coxhealth.com>; John Heitz <Jaheitz@aol.com>
Subject: Re: D&O Insurance- Decision Time

I vote to approve your recommendation

Sent from my iPad

On Sep 21, 2018, at 2:42 PM, Carl Price <prifam@mac.com> wrote:

I vote to accept your recommendation

Sent from Carl's phone

On Sep 21, 2018, at 1:02 PM, Denise <denise@oreillydevelopment.com> wrote:

Got my vote and thanks for handling.

Denise Heintz
Partner
O'Reilly Development Company
Sent from my iPhone

On Sep 21, 2018, at 11:50 AM, Justin Foss
<justin.cfoss@gmail.com> wrote:

Good morning everyone,

I've spent some time this week comparing the quotes for directors and officers liability coverage from 3 different insurance brokers. If you recall, we got a quote a month or so ago from Croley but after reviewing the other two quotes, the Croley policy probably ranks the lowest. The next two quotes were a little more difficult to compare because they are both solid policies. One quote came from Ollis/Akers/Arney and another quote came from BXS Insurance (a subsidiary of Bancorpsouth Bank). **After reviewing and comparing both proposals, I'm recommending the proposal from BXS Insurance.** The plan from BXS Insurance was less restrictive overall (less sublimits) and the deductible is much lower than the plan offered from Ollis/Akers/Arney (\$2,000 vs \$5,000 per event). I do want to mention that the plan from BXS Insurance is \$2,000 annually, while the plan from Ollis/Akers/Arney is \$1,641 annually.

I'm happy to answer any questions anyone might have. If I can't answer it, I will pass it along to the respective agent.

If everyone is satisfied, may I propose an email vote?

Justin

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Motion and Email Vote for Contractor Selection of "First Choice" to provide services for Common Area Cleanup and Maintenance

(votes continue at the bottom of page 2)

On Thursday, August 30, 2018 7:48 PM, Gail Noggle <gnoggle1@gmail.com> wrote:

I vote yes for First Choice

Sent from my iPad

On Aug 29, 2018, at 8:50 PM, Justin Foss <justin.cfoss@gmail.com> wrote:

I vote yes on using First Choice for common area clean up and maintenance.

Justin

On Wed, Aug 29, 2018 at 8:38 PM Denise <denise@oreillydevelopment.com> wrote:

I second Carl's motion

Denise Heintz

Partner
O'Reilly Development Company
Sent from my iPhone

On Aug 29, 2018, at 8:10 PM, Carl Price <prifam@sbcglobal.net> wrote:

I move we accept the First choice bid for common area clean up and maintenance and that they be instructed to start as soon as possible. I would also like to add that Jeff be given the authority to hire an arborist if needed (at a cost not to exceed \$500) to help with the selection of trees to keep and remove.

Carl

Sent from Carl's phone

On Aug 29, 2018, at 8:01 PM, Fenwick, Jeffrey <Jeffrey.Fenwick@coxhealth.com> wrote:

Hey all,

After several walks around the lakes with all three of the companies we interviewed for the lake cleanup project, the lake cleanup committee would like to recommend Dan Salyers with First Choice.

As you know, they are the company that is doing the remediation. The price he quoted is around 8900.00 as I recall, which is 6000.00 cheaper than Ryan, even after the discount. This includes brush and tree removal and general cleanup. Tree removal was not included in the bid that Johns company gave us. Adam Lurass from Ryan was the most knowledgeable and seemed to understand exactly what we needed but we can't justify the price. We will need to supervise First Choice a little more and perhaps have an arborist give us some guidance about which trees to keep and which to cut but that should not be much of a problem. If everyone is OK with this, then I say Carl makes a motion and we vote!

Jeff

Jeffrey Fenwick
Physician, Fd Med Staff
Phone: (417) 875-3600
Jeffrey.Fenwick@coxhealth.com
coxhealth.com
<image31b547.PNG>

On Wednesday, August 29, 2018 10:00 PM, **John Heitz** <jaheitz@aol.com> wrote:

I'm in too, I vote yes

John A. Heitz RE/MAX House of Brokers 3745 S Fremont Suite A Springfield, MO 65804 (417) 841-1115 Direct (417) 841-1181 Fax

On Thursday, August 30, 2018 6:52 AM, **JANE EARNHART** <jkearnhart@sbcglobal.net> wrote:

I vote yes for First Choice.

a motion to have Carl apply for a line of credit for \$ 25,000.00 on behalf of the CID with Central Bank Of The Ozarks.

On Friday, August 17, 2018 7:03 AM, Denise <denise@oreillydevelopment.com> wrote:

In favor vote

Denise Heintz

Partner

O'Reilly Development Company

Sent from my iPhone

On Friday, August 17, 2018 5:09 PM, Justin Foss <justin.cfoss@gmail.com> wrote:

I vote in favor.

Justin

On Fri, Aug 17, 2018, 12:07 PM Fenwick,Jeffrey <Jeffrey.Fenwick@coxhealth.com> wrote:

I vote yes as well

Jeff

Jeffrey Fenwick

Physician, Fd Med Staff

Phone: (417) 875-3600

Jeffrey.Fenwick@coxhealth.com
coxhealth.com

From: Price Family <prifam85@gmail.com>

Sent: Friday, August 17, 2018 7:28 AM

To: JANE EARNHART <jkearnhart@sbcglobal.net>

Cc: Gail Noggle <gnoggle1@gmail.com>; John Heitz <jaheitz@aol.com>; denise@oreillydevelopment.com; Fenwick,Jeffrey <Jeffrey.Fenwick@coxhealth.com>; justin.cfoss@gmail.com

Subject: Re: Motion to approve line of credit

I vote in favor

Sent from Carl's phone

On Aug 17, 2018, at 6:45 AM, JANE EARNHART <jkearnhart@sbcglobal.net> wrote:

I vote in favor of this motion.

Jane Earnhart

On Friday, August 17, 2018 6:25 AM, Gail Noggle <gnoggle1@gmail.com> wrote:

I will second

Sent from my iPad

On Aug 17, 2018, at 6:21 AM, John Heitz <jaheitz@aol.com> wrote:

I make a motion to have Carl apply for a line of credit for \$ 25,000.00 on behalf of the CID with Central Bank Of The Ozarks.

John Heir

John A. Heitz RE/MAX House of Brokers 3745 S Fremont Suite A
Springfield, MO 65804 (417) 841-1115 Direct (417) 841-1181 Fax

On Thursday, August 16, 2018, Family
Price <prifam85@gmail.com> wrote:

Hi All

Thanks for the great meeting Tuesday. At the last minute I realized we hadn't approved a line of credit. We did approve a motion (Denise I believe you had left).

I would like another motion specifically stating that I be allowed to sign a line of credit on behalf of the CID with Central Bank of the Ozarks in the amount \$25,000.

I hope to sign this Monday.

On another note I also realized that while we have a contact with Solitude for roughly \$13,000 they are billing us monthly so we may have the \$ to have Ryan to the common area cleanup if that is the direction we wish to go.

Carl

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Last Login: 10/26/2018 09:56 AM

Account Summary

- Account Summary
- Account Activity
- Pending Activity
- Account Information

You have 0 Activity Items awaiting approval

There are 0 Activity Items awaiting your approval

Deposits

Nickname	Type	Account Number	Balance	Jump To
SOUTHERN HILLS COMMUNITY IMPROVEMENT DIS	Central Bank of the Ozarks Checking	139566955	\$3,249.17	Account Information <input type="button" value="Go"/>
Total			\$3,249.17	

Loans

Nickname	Type	Account Number	Balance	Jump To
LINE OF CREDIT	Central Bank of the Ozarks Commercial Loan	0607234-8031	\$15,150.00	Loan Activity <input type="button" value="Go"/>
Total			\$15,150.00	

- Customer Service
- Phone
- Chat
- Send a Secure Email
- Messages



Last Login: 10/26/2018 09:56 AM

Account Activity: SOUTHERN HILLS COMMUNITY IMPROVEMENT DIS

Account Summary **Account Activity** Pending Activity Account Information

Select Account

SOUTHERN HILLS COMMUNITY IMPROVEMENT DIS

Projected Balance \$3,249.17

Cleared Activity

Enter search criteria below.

Start Date End Date

Keyword

- Advanced Search

- All Types
- Account Transfers
- ACH
- ATM
- Bill Payments

Min Amount Max Amount

Min Check # Max Check #

Split results into Deposits and Withdrawals

Customer Service

Phone

Chat

Send a Secure Email

Messages



Printer Friendly Cleared Activity (PDF)

View Check Images

Date	Type	Description	Check #	Amount	Balance
10/19/2018	Checks	Check	1007	-\$2,296.00	\$3,249.17
10/12/2018	Deposits	from CBOZKS CL 607234		\$5,000.00	\$5,545.17
10/05/2018	Checks	Check	1006	-\$1,850.00	\$545.17
10/02/2018	Checks	Check	1004	-\$43.83	\$2,395.17
10/01/2018	Checks	Check	1003	-\$65.00	\$2,439.00
09/28/2018	Checks	Check	1005	-\$5,000.00	\$2,504.00
09/26/2018	Deposits	from CBOZKS CL 607234		\$5,000.00	\$7,504.00
09/06/2018	Checks	Check	1002	-\$200.00	\$2,504.00
09/06/2018	Checks	Check	1001	-\$2,296.00	\$2,704.00
08/31/2018	Deposits	Loan Proceeds/TES Credit		\$5,000.00	\$5,000.00

Images are not available until the morning following the date posted.

Image Size

Small Medium Large Full

Export Data

Last Login: 10/26/2018 09:56 AM

Account Activity: LINE OF CREDIT

Account Summary **Account Activity** Pending Activity Account Information

Select Account

LINE OF CREDIT

Details

Original Loan Amount	\$25,000.00
Principal Balance	\$15,150.00
Next Payment Amount Due 11/20/2018	\$0.00 Make this payment
Late Fee Balance	\$0.00
Maturity Date	08/20/2019

Pending Payments

No Pending Payments

Cleared Activity

Effective Date	Transaction Type	Amount	Principal	Interest	Late Fee	Misc Fees
10/12/2018	ADVANCE	\$5,000.00	\$5,000.00	-	-	-
09/26/2018	ADVANCE	\$5,000.00	\$5,000.00	-	-	-
08/31/2018	ADVANCE	\$5,000.00	\$5,000.00	-	-	-
08/20/2018	ADVANCE	\$150.00	\$150.00	-	-	-

Export Data

Money (.ofx)

- [Customer Service](#)
- [Phone](#)
- [Chat](#)
- [Send a Secure Email](#)
- [Messages](#)



Southern Hills Community Improvement District
October 30, 2018 at 7:00 pm
St James Church
2645 East Southern Hills Blvd
Springfield, MO 65804

SIGN IN SHEET

<u>Name</u>	<u>Address</u>	<u>Phone/Email</u>
Mike Noggle	2524 S. Cedarbrook Ave	mike@mknoggle.co
Amy LEAR	2324 S. Catalina	avlear@att.net
Mary Thill	2620 S. Skyline Dr.	thillr@sbcglobal.net
Justin Foss	2527 S. Catalina Ave. (313)	
Denise Heintz	2800 E Cowington	
Roger Paged	2278 S. Inglewood Rd	brevcamp@ yahoo.com
John Heintz	2971 E. Southern Hills BLVD	
Kirkland Preston	840 N. Boonville	kpreston@springfieldmo.gov
Carrie Lamb	840 N. Boonville	clamb@springfieldmo.gov
CHRIS DUNNAWAY	840 N. BOONVILLE	cdunaway@springfieldmo.gov
John Szesny	2648 Southern Hills	

Southern Hills Community Improvement District
October 30, 2018 at 7:00 pm
St James Church
2645 East Southern Hills Blvd
Springfield, MO 65804

SIGN IN SHEET

<u>Name</u>	<u>Address</u>	<u>Phone/Email</u>
Jane Earnhart	2712 E. Crestview	299-5502
Bob Smith	2121 S. Eureka	887-846
Henley Anita	2121 S. Eureka	887-8462
GAIL Nappé	2524 S. Cedarbrook	849-5466
Robert Hill	2620 S Skyline	576-3344
Jeff Fournier	2457 S. Edgewater	773-9934
Carl Price	2440 S. Skyline	848-7222