

**Southern Hills Community Improvement District
October 8, 2019 at 7:00 pm
The Pitch Pizza & Pub,
2924 E. Sunshine Street, Springfield, MO 65804**

The meeting was called to order at 7:06 p.m. by Carl Price at The Pitch Pizza & Pub, 2924 E. Sunshine Street, and a quorum was declared present.

Present: Carl Price, Jane Earnhart, John Heitz, Denise Heitz, Bob Lowe, Jeffrey Fenwick, Justin Foss (arrived 7:10)

Absent: None

Excused: None

Guests: *refer to sign-in sheet*

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

Business

Approve Meeting Minutes of 07/02/2019 – *Jeff Fenwick made a motion to approve the minutes as presented, seconded by Denise Heitz, and approved by the following vote: Ayes: Carl Price, Jeff Fenwick, Jane Earnhart, John Heitz, Bob Lowe, Denise Heitz. Nays: none. Abstain: none*

Approve Tax Levy – A modified tax levy amount was approved via email on July 25, 2019. *Refer to the attachment.* Carl explained the reason for the change.

Retaining wall request from Chip McGeehan & John Heitz

The lake shoreline has eroded over the years to the point that the shoreline is now within Chip's property. Chip and John are each proposing to construct a wall similar to the wall constructed by Denise Heitz and Bob Smith. A future discussion for a wall standard/construction guide may be part of a Board agenda.

Motion – *Bob Lowe made a motion to allow Chip McGeehan and John Heitz to proceed with the wall per the presentation of information, seconded by Jeff Fenwick, and approved by the following vote: Ayes: Carl Price, Jeff Fenwick, Jane Earnhart, Bob Lowe, Denise Heitz, Justin Foss. Nays: none. Abstain: John Heitz.*

Board Members for 2020

Carl explained the Board positions and terms. The upcoming Board openings will be added to the Southern Hills website, as well as a request for resumes from those interested in serving on the Board. The Board must include 3 members that don't have lake frontage property.

Monitor Lake Water Quality – Solitude Lake Management (SLM) – Carl provided photos comparing Southern Hills lakes to other local lakes. Southern Hills is much cleaner and clearer. Justin Foss explained the Solitude treatment and their review schedule. Justin has been coordinating the upcoming installation of the nano-bubbler for the upper lake (anticipated October 15th). A concrete pad has been installed on Chip McGeehan's property for the electric

service for the nano-bubbler. Following each treatment, Justin provides a summary to the Board. There will be a one-time Spring treatment to encapsulate the upper lake to minimize algae growth. Solitude is also treating specific aquatic plants as they become visible. The Board was reminded the upper lake serves as the “filter” to the chain. In the future, we need to address the geese population and their nutrient load. Goose droppings increase the growth to algae within the lakes.

Strategy for dam/spillway maintenance -.The dam of the middle lake tends to overtop during rain events. John Heitz has been in contact with Zach Martin with the City of Springfield. Part of the spillway into the lower lake has given way and is being undermined. Carl is contacting Chris Dunnaway to discuss this further. Some of the street curb is broken. The other two dams are in better condition.

Lake common area maintenance – Your Choice Lawn Care (YCLC) mows every other week. They are interested in assisting with the management of invasive plants within the un-mowed buffer around the perimeter of each lake. Jane will coordinate a management plan with them. YCLC will handle tree care as needed, and may continue clean up on the dams over the winter.

Financial Update – Denise Heintz presented the Treasurer Report. [Refer to the attached handouts](#). \$42,208 has been received this year from Greene County per their collection of the CID tax for Southern Hills.

Central Bank of the Ozarks – Checking Account status – Current balance \$2,598.

Line of Credit –.\$3,000 was borrowed for common area cleanup costs.

Budget for 2020 – A line item will be added for “sonar” spring treatment, and the monthly maintenance fee will be increased for the nano-bubbler monthly fee.

Motion – *John Heitz made a motion to place the treasurers report on file, seconded by Jeff Fenwick, and approved by the following vote: Ayes: Carl Price, Jeff Fenwick, Jane Earnhart, Bob Lowe, Denise Heintz, John Heitz, Justin Foss. Nays: none. Abstain: none.*

Signage – Missouri Neon, owned by Vernon Boyce (Southern Hills resident), provided the new lake signs, and removed the old signs. The other neighborhood signs (round shaped, mounted on power poles) were not installed by the CID.

Grant Update – Jane Earnhart provided an update. The grant was officially submitted to Missouri Department of Conservation on August 24, 2019. She hopes to hear whether or not they approved it by the end of October. [Refer to the attachment](#).

Presentation by Troy Powell on NeighborWoods (City of Springfield)

Troy provided a wealth of information about the benefits of trees, as well as how the NeighborWoods program can be utilized along public property (such as street right-of-way). [Refer to the attachments](#). Jane and Troy will consider areas within the CID that would be suitable for plantings. The planting could begin in approximately one year.

The next CID meeting is tentatively planned for [January](#).

Adjourn – With no further discussion, the meeting was adjourned at approximately 8:33 p.m.

Motion – Carl Price made a motion to adjourn, seconded by John Heitz, and approved by the following vote: Ayes: Carl Price, Justin Foss, Jane Earnhart, John Heitz, Jeffrey Fenwick, Bob Lowe, Denise Heintz. Nays: none. Abstain: none

Action Items for Board Members to complete:

Carl Price – chair responsibilities

Denise Heintz –treasurer responsibilities

Justin Foss – maintain the website; coordinate with Solitude

Jane Earnhart – secretary responsibilities; grant coordination

Future Agenda Items

- Wall Standard/Construction Guideline
- Board succession planning

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