

Southern Hills Community Improvement District
July 21, 2020 at 7:00 pm
The Pitch Pizza & Pub,
2924 E. Sunshine Street, Springfield, MO 65804

The meeting was called to order at 7:04 p.m. by Justin Foss at The Pitch Pizza & Pub, 2924 E. Sunshine Street, and a quorum was declared present.

Present: Justin Foss, Bob Lowe, Denise Heintz, Carl Price, John Heitz, and Joe Reynolds

Absent: None

Excused: Chip McGeehan

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 02/18/2020 – John Heitz made a [motion](#) to approve the minutes as presented, seconded by Denise Heintz, and approved by the following vote: Ayes: Justin Foss, Bob Lowe, Carl Price, Denise Heintz, John Heitz, and Joe Reynolds. Nays: none. Abstain: none

Discussion with Solitude Representatives (Jay Bagley and Jordan Hathaway)

Nanobubbler- Jordan said the intake on the nanobubbler was reduced and is now running efficiently. Additionally, he extended the intake line further out into the lake to keep the line from clogging with debris.

Treatments and Lake Conditions- Jordan said we are experiencing mixed results from Sonar, an aquatic herbicide; however, there are areas in the top lake with good elimination of subsurface algae. He said he may have to modify the application rate. In addition, he might apply another treatment in early spring 2021. He said too much of a heavy application could produce a fish kill but he said application rates change due to the current conditions of the lake. They do visually inspect areas of the top two lakes that require granular products. Jay explained that algaecide applied in the top lake likely does not make it down to the second lake. Jay and Jordan said they will continue to assess the lake conditions. Jay recommended annual or bi-annual water testing which include pre- vs post-treatment dissolved oxygen levels. Jordan said he will try to stay ahead of any deterioration in the lakes. They did recommend adding plants around the edge of the lakes to control erosion, filter contaminants, and to control water fowl. They also suggested the use of erosion socks in areas here they may be needed.

Dam/Spillway Repair

The concrete-topped spillway between the second and third lake located on the southwest side of Cedarbrook Avenue was failing. The rip-rap base had washed-out into the third lake and was no longer supporting the concrete top. The City of Springfield hired Palmerton and Parrish to design a cost-effective repair. The City completed the work which included the use of rebar

doweled into the box culvert and the existing spillway. A 12-inch gap was cut in the top of the spillway and a flowable fill/grout was injected under the concrete slab. A rock blanket was applied at the bottom of the spillway to act as a form for the grout.

It was noted that after the repair was completed, water flowing down the spillway was being pushed predominantly to one side of the spillway. The board decided to wait and see if the rocks would settle more. If necessary, we would contact Chris Dunaway, Principal Stormwater Engineer for the City of Springfield.

Lake common area maintenance – Carl Price made a [motion](#) we switch from Your Choice Lawn Care to Fight the Bite for common area maintenance and was seconded by John Heitz, and approved by the following vote: Ayes: Justin Foss, Bob Lowe, Denise Heintz, Carl Price, John Heitz, Joe Reynolds. Nays: none. Abstain: none

Financial Update – status

Central Bank of the Ozarks – Checking Account status – Current balance \$17,597.88. [Refer to the attached handout.](#)

CFO Account – Denise Heintz noted the current balance in the CFO account is \$2,819.44. *(Neighbors may continue to make donations to the CFO, and it is tax deductible. We are required to maintain a minimum balance of \$1,000 to keep the account active.)*

Line of Credit – We have paid down the line of credit and now have \$0.00 balance. We need \$5,000 by year-end.

Approve Tax Levy – Justin Foss requested the board discuss the 2020 tax rate for the CID. At the time of the meeting, the tax CID board had not received the Greene County Assessed Valuation or the Pro Forma from the State Auditor. John Heitz made a [motion](#) to discuss and approve the 2020 property tax rate once received via email and was seconded by Denise Heintz, and approved by the following vote: Ayes: Justin Foss, Bob Lows, Denise Heintz, Carl Price, John Heitz, and Joe Reynolds. Nays: none. Abstain: none

Grant Update – Jane Earnhart was not in attendance; however, she did provide information to the board prior to the meeting. This information was included in the meeting presentation:

Middle Lake- Grant Project

The spring planting was delayed due to the COVID-19 situation. The pilot project is the steep slope southeast of the middle lake downstream outlet. This area was cleared off brush over the past winter and is bare except for some invasive bush honeysuckle. The plants should be ready at the suppliers' late summer. We're hoping to plant early September. Are there any volunteers that are interested in assisting? Please contact Jane Earnhart at jkearnhart@sbcglobal.net with Southern Hills in the subject line. The Watershed Conservation Corps will be assisting. We do need to coordinate with the common area mowing service folks to kill the existing vegetation along the grant bank area in August. (Kill but not remove, we don't want bare soil.)

Lower Lake- Native Shrub Planting

NeighborWoods is planning to do the installation Fall/Winter 2020/21. We do need to coordinate with the common area mowing service folks to kill the existing vegetation along bank. Jane will need to check into the timing of this.

Street Trees

NeighborWoods indicated there were only a few people that contacted them for street trees. Those will be installed Fall/Winter 2020/21.

Lake Trash Presentation- Bob Smith

Bob Smith presented a slideshow with pictures of trash in the stormwater infrastructure upstream from the CID. Bob has been monitoring this situation for a while now and has noticed a large amount of trash washing down into the top lake from offsite, predominantly from Sunshine Street. Although this area is outside of the CID boundary, he has taken upon himself to meet with the neighborhood north of the CID. In agreement with their POA, Bob has proposed the installation of a short chain-link fence in their detention basin so as to catch the trash in a manageable space before it washes down into the top lake. There will be no cost to the CID. Bob presented this information as a courtesy to the CID board.

The next CID meeting is to be determined.

Adjourn – With no further discussion, the meeting was adjourned at approximately 8:30 p.m. Carl Price made a [motion](#) to adjourn, seconded by Bob Lowe, and approved by the following vote: Ayes: Justin Foss, Bob Lowe, Denise Heintz, Carl Price, John Heitz, Joe Reynolds. Nays: none. Abstain: none

Action Items for Board Members to complete:

Justin Foss – chair responsibilities, interim secretary responsibilities, maintain the website, coordinate with Solitude

Denise Heintz –treasurer responsibilities

John Heitz – coordinate CID sign replacement and common area maintenance

Minutes prepared by: Justin Foss, Interim Secretary, Southern Hills CID

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SIGN IN SHEET

Name Address Phone/Email

Denise Helms 2901 E. Utica 417-300-4050

Bob Lowe 2860 E Southern Hills Blvd 417-861-5008

John Wertz 2971 Southern Hills 417-224-1175

Ted Massey 2837 E. Con. 7A Cr 417-861-242

Pete Carriff 2828 E AVALON 528-2380

David Lewis 2439 S Skyline 417-350-9786

Mike & Paul Reggle 2524 S. Cedarbreak Ave 417-849-5466

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SIGN IN SHEET

Name Address Phone/Email

Carl Price



July 13, 2020

Treasurer Report

By: Denise Heintz, Treasurer

Attached are the updated balanced financial reports as follow:

YEAR 2020 Budget and Actual to Date

- Bank Reconciliation
 - Cash balance \$17,597.88
 - This includes \$2,500 grant funds received but not used
- CFO Account balance \$2,819.44
- Budget vs Actual
 - LOC has been paid in full but it will be used by year-end as 2020 budget is approximately \$5,000 short due largely to 2019 carried loan funds of \$6,000 and added scope for Solitude on the top lake
 - Reserve Allowance -0- used for Solitude increased scope approved in February
- Line of Credit – Central Bank
 - Principal balance \$0 – note we will need \$5,000 by year-end

Other Discussion

- Annual Financial Report due June 2020 to State Auditor – filed
- LOC expires Aug 2020 – to be renewed
- Grant Approved - \$2,500 deposited into operating account pending Jane E lead on use

Southern Hills 2020 Budget vs Actual				
<i>As of Date</i>		13-Jul-20		
	BUDGET	ACTUAL to Date	Variance to Date	Comments
Sources				
Beginning Bank Balance	\$1,920.34	\$1,920.34		
Greene County Distr	\$45,000.00	\$36,161.61	\$2,008.39	
Less 2019 Dec deposit \$6830	(\$6,830.00)			2020 pd in 2019
State of Missouri GRANT Funds		\$2,500.00	(\$2,500.00)	Reserved for Grant Performance
LOC Funds Drawn				
Total Sources	\$40,090.34	\$40,581.95	(\$491.61)	
Uses				
Insurance - General Liability	(\$900.00)		\$900.00	
Insurance - BM Liability	(\$2,000.00)	(\$96.00)	\$1,904.00	2019-2020 pd in 2019
Professional Services - Atty	\$0.00		\$0.00	
Professional Services - Acct	(\$250.00)		\$250.00	
Mtn Contract - Solitude	(\$19,656.00)	(\$9,618.00)	\$10,038.00	
Mtn - addt treatment-Solitude	(\$3,200.00)	(\$3,200.00)	\$0.00	
Mtn mowing-YourChoice/Fight Bite	(\$6,500.00)	(\$2,500.00)	\$4,000.00	
Electrical - CU	(\$2,400.00)	(\$1,052.53)	\$1,347.47	
Misc	(\$100.00)		\$100.00	
Meeting Room	(\$250.00)		\$250.00	
Supplies/Postal	(\$200.00)	(\$84.00)	\$116.00	
Website and Communications	(\$107.88)	(\$107.88)	\$0.00	
Signage Misc -	(\$500.00)		\$500.00	
Reserve Allowance			\$0.00	NOTE - used for Solitude addt
GRANT Reserve Use	(\$2,500.00)		\$2,500.00	Jearnhart - lead
Debt Service				
Principle - bal \$6,000 as of 1/1/20	(\$6,000.00)	(\$6,000.00)	\$0.00	
Interest	(\$500.00)	(\$151.67)	\$348.33	
Total Operational Use	(\$45,063.88)	(\$22,810.08)	\$22,253.80	
Total /Balance with Bank Acct	(\$4,973.54)	\$17,771.87		
Other Account- CFO				
CFO Watershed Fund a/o 1/1/20	\$2,819.44			
CFO Uses				
Account Balance	\$2,819.44			

Southern Hills Community Improvement District - Check Ledger/Balancing

Represents balanced with bank account

7/3/2020

Date	Check #	Source/Payee	Deposits/Credits	Checks/Debits	Balance	Description
Beginning Balance			\$1,920.34		\$1,920.34	
1/21/20	Debit	City Utilities		\$240.47	\$1,679.87	
1/15/20	Deposit	Greene County	\$30,699.75		\$32,379.62	Bal w/Jan Stmt
2/10/20	1044	Solitude		\$1,600.00	\$30,779.62	Deposit
	1045	Solitude		\$3,276.00	\$27,503.62	Jan/Feb mtn
2/19/20	Debit	City Utilities		\$205.20	\$27,298.42	February Report
2/14/20	Deposit	Greene County	\$4,926.63		\$32,225.05	
2/13/20	Debit	Central Bank		\$76.67	\$32,148.38	Interest
3/2/20	1046	Justin Foss		\$107.88	\$32,040.50	reimburse website costs
3/13/20	Deposit	Greene County	\$290.22		\$32,330.72	
3/18/20	Deposit	State of Missouri	\$2,500.00		\$34,830.72	Grant funds
3/18/20	Debit	CU		\$192.34	\$34,638.38	
3/23/20	1048	Solitude		\$2,114.00	\$32,524.38	
3/23/20	1047	Denise Heintz		\$96.00	\$32,428.38	Rimburse Ins past due
4/6/20	1049	Your Choice		\$400.00	\$32,028.38	
4/15/20	Deposit	Greene County	\$81.87		\$32,110.25	
4/6/20	1050	Solitude		\$1,600.00	\$30,510.25	
4/16/20	Debit	City Utilities		\$175.03	\$30,335.22	
5/7/20	1051	Your Choice		\$800.00	\$29,535.22	
5/15/20	Debit	City Utilities		\$101.86	\$29,433.36	
5/15/20	Deposit	Greene County	\$163.14		\$29,596.50	
5/12/20	1052	Solitude		\$2,114.00	\$27,482.50	
5/12/20	1053	USPS		\$84.00	\$27,398.50	
5.29/20	1054	Your Choice		\$400.00	\$26,998.50	
6/1/20	Debit	Central Bank		\$75.00	\$26,923.50	
6/16/20	Debit	City Utilities		\$137.63	\$26,785.87	
6/22/20	1056	Solitude		\$2,114.00	\$24,671.87	
6/22/20	1055	Fight the Bite		\$500.00	\$24,171.87	Bank clean up
6/22/20	1057	Your Choice		\$400.00	\$23,771.87	
7/13/20	Debit	Central Bank		\$6,000.00	\$17,771.87	Balanced thru 7/5
7/16/20	Debit	City Utilities		\$173.99	\$17,597.88	
			\$40,581.95	\$22,984.07		