

## Meeting Minutes of Southern Hills CID on July 21, 2022.

Per the published Notice of Meeting and Agenda, the CID meeting of July 21, 2022 was called to order at 6:30 p.m. by President Joe after a motion by Chip, 2<sup>nd</sup> by John and unanimous vote.

President opened with the following general discussion:

- He wanted to publicly thank City Utilities for their partnership with us in running the water quality tests for all three lakes. There were no concerns with the tests and noted that they all tested within the limits of Springfield's drinking water levels. The only variable was the Chloride reading which was 3x that of public drinking water sources and this was discussed to not be a concern and could vary by time of season, rain levels and run-off of surrounding properties.
- Item number 9 was added as to Communication and discussed at this time. Joe's brother, Jason Reynolds has worked on our website and other communication sources to help get all caught up. There was a notable increase in search numbers of our website. This is a good sign as it means CID residents are engaged and finding the resource valuable. Director Jason agreed to resign as lead in communications and made a motion to accept Jason as new communication director, motion 2<sup>nd</sup> by Chip with unanimous vote.
- Denise gave treasurers report and answered miscellaneous questions. Second quarter cash balance is \$36,259. The 2022 budget includes an escrow reserve of \$10,000 for major future repairs. 2022 assessment defined \$49k in tax revenues which is \$4k higher than budget projections.
- Bob Smith is working on an update for CID resident contact and email addresses as that continues to be a useful mode of communication.
- Joe stated that the CID Board's responsibility is to not only consider chemical/biological treatment of the lakes but also any mechanical requirements to help push future sediment removal out as many years as possible. Chip as for public comments as to needs or discussion.
  - Resident Melissa G?? asked for clarification on what future dredging projections include and how it would be paid for.
  - Board member Chip responded that we continue to look for alternative sources and will when the time comes.
  - Resident Denise/consultant gave historical recap of prior dredging scope and costs.
  - Resident David Lewis as about total revenues collected in 2022 with a response by Denise of \$42,031.
  - Resident Brad Farris is a new resident that lives on lake 1 and ask about City's responsibility to help with watershed above us. There was board discussion on our efforts and the fact that we have a good relationship with City. It was discussed that we are a private lake vs public so limited responsibility by City. Brad suggested we have our alderman attend meeting and Joe stated they are invited and we have had communications through out the process.
  - Melissa Guldin ask about downed trees in spillways. Chi and Jason said they will take care of what they can but if necessary we will hire the removal when on CID property.
- Lake Maintenance discussion was lead by Joe.
  - EMS contract expires 9/1 and requires 60 day notice. After discussion, Chip made motion to extend; John 2<sup>nd</sup>; unanimous vote to approve.

- Joe discussed additional services and treatments to consider
  - Biological treatment to decompose what sits on bottom of lake 1. Treatment bids were \$3,360/yr by EMS and \$6,975 by Solitude. Treatment period is usually May – Sept. Bob made motion/ 2<sup>nd</sup> by Chip; unanimous approval to allow Joe to add to 2023 scope and tentatively 2022 if company agrees that this late start had benefits.
  - Oxynation add to lake 1. All the experts state this should be done on lake 1. It would enhance the efficiency of the chemicals by 20% and increase the health of the lakes. Both could help slow down future dredging requirements. The nanabubbler can be purchased outright at \$24, 465 plus hired maintenance or self maintenance. It was discussed that no board member has expertise to take on this responsibility. Lease option is \$9,000/yr or \$750/mo. A lot of discussion was held on cost to do this with no guarantee of tangible results. However, it was generally agreed upon that it is a recommendation and has proven benefit. John recommended a wait and see scenario as lakes are doing good. Jay discussed limited time left in 2022 as it would be removed in the winter. A motion was made by Chip; 2<sup>nd</sup> by Bob and voted unanimously to allow Joe to commit to 2023 commitment and further discuss any benefits for balance of 2022.
- Chip ask for any further public comments.
  - Melissa Gulden -ask what the biochemicals were and Joe offered to follow up with her. Ask for clarification that oxynation only for warm weather. Chip responded that needed to be above 50% for granular application to benefit from it. Joe referenced a Utube under Moleaer that did great presentation.
  - Steve Gantz lives on second lake and pointed out that a \$9,000/yr commitment without any guarantee was a huge hit to the reserve needed to do future dredging. Point well taken but generally the Board felt it would push the time out and although may be a net -0- financial decision, it pushed out the dredging. This is important because our lake is shallow and has risk of sink holes that have appeared in the past. It was stated that there is more benefit than treatment which included deferral of ultimate dredging and loss of lake substance.
  - Melissa Gulden ask clarification of lakes 2 and 3 treatments. Joe stated lake 1 and 2 are in contract but not 3.
  - General discussion on City filtration project that is speculative as to time and commitment but would benefit run off to our lakes if happens.
- Motion to Dismiss was made by John; Brad 2<sup>nd</sup>; Board unanimous vote.

Meeting adjourned at 8 p.m.