

SOUTHERN HILLS CID
MINUTES - ANNUAL MEETING

March 11, 2024 - 6:00 p.m.

St. James Episcopal Church, 2645 E Southern Hills Blvd, Springfield, MO 65804

1. Meeting call to order – 6:02pm

- Board members in attendance. Jay Hill was out of town and did not attend.
 - Bob Lowe
 - Chip McGeehan
 - Joe Reynolds
 - Brad Fisher
 - Dave Lewis
- Guests to the board:
 - Lisa Holt with LM Accounting, LLC
 - Chase Rogers with Estate Management Services
 - Misty Ware – Southern Hills CID property owner, for consideration as new board member

2. Joe - Approval of prior meeting minutes

- March 29, 2023
- June 6, 2023
- August 31, 2023

Approval of minutes as presented/no changes:

Motion = Chip

Second = Dave

Approval = Yes. Unanimous

3. Joe - Board Member updates and appointments:

- 7 member board:
 - 4 lakeside members
 - 3 off lake members
 - Term = Four Years
- The following serve as board members
 - Bob Lowe – Lakeside – Join board 2019, renewed 2023
 - Chip McGeehan – Lakeside – Joined board 2020
 - Joe Reynolds – Lakeside – Joined board 2020
 - Jay Hill – Off Lake – Joined board 2021
 - Brad Fisher – Off Lake – Joined board 2021
 - Dave Lewis – Off Lake – Joined board 2022
- Resignation – Bob Lowe. Thank you Bob for your dedication, advocacy, and service.
- Renewal – Chip McGeehan and Joe Reynolds. Both agreed to continue service
- Two lake side board positions open
 - Recommended and approval for Misty Ware (upper/first lake) to serve on the CID board
 - Motion = Dave
 - Second = Chip
 - Approval = Yes. Unanimous
 - Received additional recommendations for remaining opening. Will continue to receive recommendations.
 - Mark Steiner, 2828 E Avalon Dr (Lower/Third Lake and Middle/Second Lake)
 - Brian or Chris Magers, 2907 E Avalon Dr (Middle/Second Lake)
 - Stephen Gintz, 2904 E Alpine Dr (Middle/Second Lake)

- Process to fill open board positions:
 - Open board positions announced in public meeting
 - Board nominates and votes to submit to City for confirmation
 - City of Springfield – City Clerk / Mayor confirms

*** NOTE *** As a follow-up with the City of Springfield after the annual meeting:

On March 14, 2024, Matt Schaefer, Senior City Planner with the City of Springfield, provided the following information regarding board members that were documented and approved through the city confirmation process. Therefore the CID list of board members was not correct.

Seat	Name	Date Appointed	Council Resolution	Term to Expire	Qualification
1	John Heitz	2/4/2020	10492	4/9/2024	Property Owner
2	Chip McGeehan	7/25/2022	10645	4/9/2026	Property Owner
3	Brad Fisher	7/14/2021	10587	4/9/2024	Property Owner
4	Jason Hill	7/25/2022	10645	4/9/2026	Property Owner
5	Robert Lowe, Jr.	2/4/2020	10492	4/9/2024	Property Owner
6	Denise Heintz	4/9/2018	Sp Ord. 27019	4/9/2022	Property Owner
7	Joe Reynolds	5/4/2020	10506	4/9/2024	Property Owner

From the above information the following was communicated to the city to correct the list of board members:

New Board Members:

- Misty Ware
- David Lewis

For Reappointment:

- Brad Fisher
- Joe Reynolds

For Removal:

- John Heitz
- Denise Heintz
- Robert Lowe, Jr

Per the city, and pending the completion of the confirmation process, the following is the revised list of CID board members and correct term expiration dates. The CID will adhere to the details listed in the bullets below:

- Chip McGeehan, term expiration date = 4/9/2026
- Jason Hill, term expiration date = 4/9/2026
- David Lewis, term expiration date = 4/9/2026
- Brad Fisher, term expiration date = 4/9/2028
- Joe Reynolds, term expiration date = 4/9/2028
- Misty Ware, term expiration date = 4/9/2028

Email communication below is to document city response on board appointments:

From: Schaefer, Matthew <mschaefer@springfieldmo.gov>

Sent: Friday, March 15, 2024 9:23 AM

To: josephlr@gmail.com

Subject: Re: Southern Hills CID - Question Regarding New Board Member Process

Joe:

I will arrange for the Mayor and City Council to consider a resolution re/appointing directors as follows at either the April 8 or April 22 City Council meeting.

Seat	Name	Qualification	Term	Notes
1	Misty Ware	Property Owner	4/9/2028	New Appointment
3	Brad Fisher	Property Owner	4/9/2028	Reappointment
6	David Lewis	Property Owner	4/9/2026	New Appointment
7	Joe Reynolds	Property Owner	4/9/2028	Reappointment

I will let you know once the meeting date is confirmed. In the meantime, please let me know if you have any questions or changes to the re/appointments listed above.

Matt D. Schaefer, AICP
Senior City Planner
City of Springfield, Missouri
417-864-1100



4. Joe - Board Officers:

- Chair – Joe Reynolds
- Vice Chair – Jay Hill
- Secretary –
- Treasurer – Proposed Lisa Holt

Section 4.2 Election and Term of Office.

...Any officer duly elected may succeed himself. Each officer shall hold office until his successor shall be duly elected and qualified or until his death, resignation or removal as provided by these Bylaws.

Other than the Chairman and Vice Chairman, no officer need be a member of the Board.

Approval to elected Lisa Holt as Treasurer:

Motion = Chip

Second = Brad

Approval = Yes. Unanimous

Joe Reynolds and Jay Hill agreed to continue in current roles as Chair and Vice Chair.

5. Lisa - Financial Reports:

- Services provided by Lisa Holt CPA
- 2023 Year-end Income Statement & Balance Sheet
- 2024 Budget – approval to submit to State Auditor
- 2024 Year to date

Approval of continued use of Lisa Holt, LM Accounting, LLC, CPA services

Motion = Chip

Second = Dave

Approval = Yes. Unanimous

Approval of 2023 year end financials and proposed 2024 budget

Motion = Chip

Second = Dave

Approval = Yes. Unanimous

6. Brad - Insurance Types of Coverage

- General Liability
- Directors & Officers

7. Joe / Chip - Lake Maintenance & Treatment:

- Lake Boundary Lawn Maintenance – OptiCut will continue service
- Lake Treatment & Maintenance – Estate Management Services / Chase Rogers
 - Service starts March
 - Proposes Lake Mapping – Upper & Middle Lakes \$1,000
 - Hire Estate Management Services to perform sonar mapping (BioBase Software) of upper(first) and middle(second) lakes for \$1,000. <https://blog.biobasemaps.com/category/lake-mapping/>
Motion = Dave
Second = Chip
Approval = Yes. Unanimous
 - Upper Lake “Dredging” – Future consideration. – Brief discussion and continued importance of the maintenance reserve fund to prepare for future dredging requirements.
- Aeration Quotes – Upper Lake:
 - Reminder – Lake maintenance requires a biological, chemical, and mechanical approach to maintain lakes. No one option is a silver bullet. Chase Rogers with Estate Management gave an overview of the importance in using the three concepts to maintain the lakes. Specifically, the upper(first) lake due to heavy runoff including significant sediment and trash from city streets.
 - Recommendation to purchase Nanobubbler. Previously, the nanobubbler was leased from Solitude. However, Solitude no longer supports a leasing approach for new unit.
 - Estate Management – Moleaer Clear 150 = Est \$17,000, plus freight. This includes installation.
 - Solitude – Moleaer Clear 150 = \$26,000
 - Purchase the Moleaer Clear 150 nanobubbler including related install services for the upper(first) lake up to \$17,000 plus freight.
Motion = Chip
Second = Dave
Approval = Yes. Unanimous
 - Bottom Diffused Aeration – Information only. Brief discussion. Was not selected as a solution due to previous attempt many years ago in the upper (first) lake with no success. Lake shallowness prevented proper oxygenation with bottom diffused aeration.
 - Estate Management = \$7,950
 - Solitude = \$9,600

8. Joe – General Maintenance & Care:

- Southern Hills Village – Basin improvement completed by city
- Tree damage / destruction caused by beavers
 - Beavers captured
 - Otters appeared in upper/middle lakes
 - Felled trees removed
- Sign replacement/removal – middle lake
- Bank erosion caused by geese – possible mitigation efforts.
 - Dave Lewis will continue investigating proper plantings for lake banks to control erosion.
 - Chase Rogers recommend a “SOX” technique to build out banks using sediment in the lake. Although, they are limited in size and not aesthetically appealing.
- Discussion regarding various wildlife and impact on lake:
 - Deer
 - Fox
 - Otter
 - Ducks
 - Snapping turtles
 - Beaver:
 - To establish relationship with a new trapper to continue mitigating the impact caused by beaver damage. Current trapper, Matt Burson is no longer trapping due to full time work schedule. Trapping was not Matt’s career; he volunteered his services to the CID. Grateful for his previous service and counsel.

- Geese:
 - Chip to contact Missouri Conservation and discuss the possibility and schedule removal of excessive geese during appropriate season. E.g. removal in fall 2024
 - Motion = Dave
 - Second = Brad
 - Approval = Yes. Unanimous
- Lake Clean Up – After waterfowl mating season – Approx. mid to late May.
- Other
 - From January 2018 (forming of the CID) to March 8, 2024, 51.4% of the homes in Southern Hills have sold/changed owners. Data is from Matt Schaefer, Senior City Planner. See attached Map
 - Question from CID Homeowner in attendance regarding water quality:
 - Shared the following information verbally during the meeting. The information below is from the previous testing in 2022 as documented in communication with the CID board

From: Joe Reynolds
Sent: Sunday, July 10, 2022 8:42 PM
To: **Subject:** Southern Hills CID - Update

CID Board & Denise,

Water Test Results:

I received the results from City Utilities this past Friday. I've attached the following reports.

- Lake 1 – Upper (North)
- Lake 2 – Middle
- Lake 3 – Lower (South)

Kari Wolken, CU's micro biologist and supervisor of water quality, ran the test as if she was testing Springfield's drinking water supply lakes, McDaniel & Fellows. She tested for the following compounds:

- Fluoride
- Chloride
- Nitrite
- Sulfate
- Nitrate

The results in all three lakes were in line with results typically found at McDaniel & Fellows lakes with the exception of Chloride which registered four times higher. Likely, this is caused by runoff from roads being salted during winter months. Also, I expected to see higher levels of Nitrite and Nitrate due to lawn fertilization. However, it's interesting that the water samples didn't register levels higher than other larger lakes and per Kari were relatively normal and expected. Of course, this could change as we go through the summer where lawn fertilization increases and water flow lessens throughout the lake system due to limited rain.

Kari did mention the importance of oxygenation to maintain the health of the lake which includes the bacterial decomposition of the dead algae created from being treated.

9. Public Comments

10. Meeting Adjourn 7:30pm

SOUTHERN HILLS CID
ANNUAL MEETING AGENDA

March 11, 2024 - 6:00 p.m.

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1. Meeting call to order
2. Approval of prior meeting minutes
3. Board Member updates and appointments
4. Financial Reports
5. Insurance Coverage
6. Lake Maintenance & Treatment
7. General Maintenance & Care
8. Public Comments
9. Meeting Adjourn

