

SOUTHERN HILLS CID

MEETING AGENDA

August 27, 2025 - 6:00 p.m.

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

1. **Meeting call to order-** per Notice of Meeting. 6pm.
 - Board Introductions
 - All board present except for Dave Lewis & Misty Ware
2. **Joe** – In remembrance, **Bob Smith**, of his dedication to improving Southern Hills lakes for the next generation. Thank you!
3. **Joe** – CID Lake Boundary, 362 Homes
4. **Joe** - Approval of prior meeting minutes
 - April 3, 2025
 - Motion = Chip
 - Second = Jay
 - Approval = Yes (Unanimous)
5. **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
 - Chip McGeehan – Lakeside – Joined board 2020, appointed by city 2022. Expires 2026
 - Joe Reynolds – Lakeside – Joined board 2020, appointed by city 2020, renewed 2024. Expires 2028
 - Jay Hill – Off Lake – Joined board 2021, appointed by city 2022. Expires 2026
 - Brad Fisher – Off Lake – Joined board 2021, appointed by city 2021, renewed 2024. Expires 2028
 - Dave Lewis – Off Lake – Joined board 2022, appointed by city 2024. Expires 2028
 - Misty Ware – Lakeside – Joined board 2024, appointed by city 2024. Expires 2028
 - Tad Moseley – Lakeside – Joined board 2025, appointed by city 2025. Expires 2028
 - 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 and appoints
 - Board Renewal:
 - Chip McGeehan – Lakeside
 - Jay Hill – Off Lake
 - Recommend to submit Chip & Jay to the City for confirmation to reappoint to serve on the Southern Hills CID Board of Directors.
 - Motion = Joe
 - Second = Brad
 - Approval = Yes (Unanimous)
6. **Joe** - Board Officers:
 - Chair – Joe Reynolds
 - Vice Chair – Jay Hill
 - Secretary – Lisa Holt, Independent CPA for the CID
 - Treasurer – 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.

7. Joe - Policing of Lakes:

- Spfd Police Officer (PAR) Wyatt Eubanks
- Spfd Police support of Letter of Enforcement Filed May 31, 2024. **TO RENEW 2026**
- INSTALLED - No Trespassing Signs. Grateful for Missouri Neon. MO 1 Call has been notified to mark for utilities.
- INSTALLED - No Parking Signs. City installed on west side of Skyline and Rocklyn

8. Lisa - Financial Reports:

- 2025 Year to Date, as of July 31, 2025 Income Statement & Balance Sheet

Approval of 2025 year to date, as of July 31, 2025 financials

Motion - Chip

Second - Jay

Approval – Yes (Unanimous)

9. Lisa - Tax Levy:

- Southern Hills CID Assessed Value – July 29, 2025.
 - This is provided by Greene County and is the aggregate assessed valuation of the real estate of the CID for 2025.
- Southern Hills CID Pro Forma – August 13, 2025.
 - This reporting to be sent to the Missouri State Auditor.
- Tax Levy Report 2025 – Due September 1, 2025
 - This is to be submitted to Greene County that the board approved the tax rate.

Approval to approve the tax levy and valuation documents referenced above:

Motion - Chip

Second - Jay

Approval – Yes (Unanimous)

10. Brad - Insurance Types of Coverage – renewed July 2025

11. Joe - Request from Mark Steiner – email dated August 22, 2025

- Owns both 2836 & 2828 E Avalon Dr
- Has requested the CID to consider him maintaining the area directly west of 2836 (next to the spillway).
- He would also like to extend his fence onto CID property
- Board was agreeable to the idea. Prior to approval, board to seek legal advice on how to document permission, right to use (annually?), maintenance, indemnification, etc. Additionally, member of the public encouraged to make sure “adverse possession” would not be an issue.

12. Joe / Chip - Lake Maintenance & Treatment:

- Lake Boundary Lawn Maintenance – OptiCut – Nice Job in 2025
- Lake Treatment & Maintenance – Lake Experts (Estate Management Services)
 - Nanobubbler on Upper Lake – Continues to run well Three storm impacts needed repair on PVC lines
 - Treatment service – performing well
- REMINDER - Upper Lake Dredging – Proposal from Lake Experts, Chase Rogers
 - SOX Bank Build & Protection
 - Lake Dredge – No SOX

13. Joe – General Maintenance & Care:

- Trash Prevention:
 - From flowing into upper lake – No Change with City of Springfield to provide support
- Tree damage / destruction – Westside of lower (3rd Lake). Branch was removed
 - Beaver - Continued watch for damage
 - Muskrat & Otters appeared in upper & middle lake
- Geese
- Other?

14. Public Comments – open meeting

15. Meeting Adjourn