

## **SOUTH WEST LAKE MAXINKUCKEE CONSERVANCY DISTRICT**

### **Annual MEETING MINUTES**

**2/28/2026**

**Present:** Chairman John Crist, Vice Chairman John Stimson, Jackie Smith, and Tom Fujimura were present. Secretary Jim Purucker and Rick George were present via Zoom. Ginny Munroe was present to act as recording secretary. Accountant Steve Carter of Krohn & Associates LLC was also present.

The meeting began at approximately 10:31 a.m. John Crist announced that the meeting had been advertised in accordance with state law and a quorum was present with 6 board members present for a quorum.

#### **Summary of Activity for 2025**

John Crist asked Ginny Munroe to review with the Board the 2025 activities. She covered the following topics:

- The Board added 4 parcels to the boundary district and followed all procedures to do this. These four parcels have been mapped with the new locator company that was hired.
- Astbury started as the new locator company as of December 1, 2025. Ginny reported that they had transitioned the service with 811 and Astbury has been working on maps for the locator service. They have yet to invoice the District, but Ginny has been in touch with them on that and will eventually be able to set up ACH payments with them.
- Ginny completed her first full year with the District as of November 2025. Ginny has worked with Steve on changing some of the accounting and operational procedures in the event of a future audit. She has also been reaching out to vendors, including Thomas Excavating, to improve communication with the vendors, realtors, and title companies.
- Steve and Ginny included more information on claims reports in 2025, such as documentation of EBA transfers.
- Ginny provided a sewer usage report that shows the Conservancy District is consistent in terms of annual usage. Rick asked about the number of homes that are part-time residents versus full-time as the report seems to reflect about half and half.
- The Town of Culver is undergoing a wastewater treatment plant project that will likely affect the rates.
- As we did in 2025, Ginny plans to provide an accounting of expenses for the year 2025 for the Budget meeting in August, so that the Board is aware of the previous year's expenses.

- John reported that the parcel in Venetian Village has been combined from two parcels to one, so this could help when it comes to hooking that parcel on to the system if the owner chooses to down the road.

Tom Fujimura asked about the town's sewer plant project. Ginny provided details about the condition of the plant, the plans for upgrading it to an SBR system, and the fact that this project will likely increase rates across the community. She explained that the Culver Redevelopment Commission may help with the bond payment for construction of the plant and that the Dunes housing development will increase revenue for the Town. The Town hopes not to impact rates severely but also recognizes there hasn't been a rate increase in 9 years.

### **Annual Financial Report**

Steve Carter from Krohn & Associates presented the Annual Financial Report, including the following information:

- Receipts of \$149,748
- Operating expenses: \$131,583
- Interest income (which included 2024 correction): \$29,800
- EBA receipt: \$41,863
- Bond and interest payments: \$60,962
- Total positive cash flow: \$28,908

The total ending balance: \$603,107.51

Outstanding debt: \$325,000

Steve covered the breakdown of each fund, noting that these are all on pages 3 and 4 of the report.

Steve also covered the CD interest rates and maturity dates.

After all information had been presented and reviewed, **Rick Geore motioned to accept the reports and adjourn the meeting. John Stimson seconded the motion. The motion passed 6 to 0.**