KINKAID-REED'S CREEK CONSERVANCY DISTRICT
BOARD OF TRUSTEES MEETING
WEDNESDAY, May 11, 2022

The Board of Trustees of the Kinkaid-Reed's Creek Conservancy District held its monthly meeting on Wednesday, May 11, 2022, President Steve McGriff called the meeting to order at 7:00 p.m. at 1763 Water Plant Rd., Murphysboro, Illinois.

President McGriff stated that he would like to welcome Nate Westphal to the Board of Trustees.

ROLL CALL:

Nate Westphal	Present
David Ardrey	Present
Lisa Byrd	Present
Steve McGriff	Present
Tony Mileur	Present
Mike Barone	Present
Joshua Hellmann	Present

Also Present: Cathy Rothe, JT Jenkins, Ed Heller, Gary Rains, Jason Peach, Luke Estel, Aaron Barnett, Julie Loy, Dee Cross, Tonya Knust, Tim Rogers.

MINUTES: Trustee Barone made a motion to approve the minutes of the April 13, 2022, Board of Trustees meeting. Trustee Mileur seconded the motion. All members present voted "Aye." President McGriff declared the motion carried.

Trustee Barone made a motion to approve the minutes of the Special Board of Trustee meeting for April 19, 2022. Trustee Hellmann seconded the motion. All members voted "Aye". President McGriff declared the motion carried.

Public Comment: President McGriff asked if there were any public comments. Tonya Knust asked if the Ed Bottoms reservations still use the Kinkaid Marina website? President McGriff replied to Ms. Knust, the same way they made them with Agan is what we are going to continue with. Ms. Knust asked about the current permanent camper list and boat slip list, is that list going to stay the same as what Agan had, if people were on the list for a site or boat slip? President McGriff replied to Ms. Knust, we have not received any of that paperwork from DAR, they have not provided the District with that information. Ms. Knust asked, if you don't have that paperwork, will there be an announcement for people to get back on that list? President McGriff replied to Ms. Knust, if the list is still current, that will be the list that the District will go with. We don't want to change any of that because people have been on it for a while. Hopefully when we get the master list, that list will also be with it. Ms. Knust stated, she understood that he already gave you that list. President McGriff replied to Ms. Knust, no, we do not have any information from DAR. To explain that, we cannot get into any of the books until DAR's auditor comes in on the 13th to clear all the books out. So that is why we have not gotten anything. We are honoring everything that they had for this year.

Luke Estel stated that he heard that the Reed's Creek Board recently purchased the marina and I wanted to give a few pointers if nothing more to the Board, on what in my view a marina should look like. Not bragging but I have probably been to more marinas than anybody in this room combined. I fish all over the country and I see a lot of marinas. I have been from Oklahoma to South Carolina to Florida. Then I heard this meeting was coming up, I wrote down a couple of things to let the Board know what kind of community, the campers and the fishermen and the

boaters would expect from a new owner. It's never been like this; we have never had what I am getting ready to say. Kid friendly, we absolutely need the playground. People from out of town expect to come here for vacation and take their kids fishing, to the playground or whatever, kid friendly. Pro Shops, I am not saying that the Reed's Creek Board would entertain a pro shop but when I go to a mania, I'm going in there and I'm probably going to buy something. Whether it's a bag of worms, a soda, a 12 pack of beer, or whatever it may be. People on vacation look for tee shirts that would say Kinkaid Marina, stuff like that. I was recently in Dayton Tenseness, and their pro shop was so big, 75% of our fishermen came out with a bag of $50 to $100 dollars. That is what fishermen are looking for. I don't want to say this just about fishermen, but fishermen will spend money. Boater safety classes, when I was little, I went out to Kinkaid Marina and entered a boaters safety class. We don't have that anymore. Kids need boaters' safety classes. In fact, I think that you can get your boater license before you can get your actual driver's license. Mr. Peach stated that at 12 years old. Mr. Estel stated, just something to think about. Now that the board has the marina, and campground, I was talking to a buddy about firewood. Alstat gives away scraps, maybe give it away, maybe sell it for $5.00 a bundle. Take a dump truck up their and get a load and give to the campers. We need to show the community that we care about the campground and the marina, and we will do whatever it takes to make them feel at home. Just something to think about. This may be out of the realm, a tow service. President McGriff stated that there is a boat tow service. Mr. Estel stated that he did not know that, when he broke down, he used a paddle. I believe at one time there was boat rentals. President McGriff replied to Mr. Estel, we don't right now but we are looking a that maybe. Mr. Estel stated, when it to comes to the fishing community, what I have noticed over the last 20 years is the marina caters to people 3 months out of the year, the pleasure boaters. I have no problem with that. Fishing is 9 months out of the year. Tournaments are 9 or 10 months out of the year. Most of these marinas that I go to have weigh-in sights, whether it is a holding tanks or live wells to hold fish, to accommodate fishermen and people to come to the weigh-ins. Just something to think about. People don't understand what tournaments actually are. A few years ago, I came here and asked to increase the boats from 25 to 40 boats so when I have a 40-boat tournament, you will bring seven to ten thousand dollars into the community. That is what you bring in. Every tournament will bring in seven to ten thousand dollars into our community. That is a lot of money. I would like to see it more fishermen friendly. A beach, we don't have a beach, I think we used to have a beach when I was a kid. Trustee Barone stated that there were two beaches, one at Johnson Creek and one on the island. Mr. Estel stated, the marina should be a place where people can go, not only for vacation, but also for the community to go there and feel at home. When I go to these other communities down south, they treat everyone the same, it is very good. I go to these marinas, and they make me feel like I have been there all my life. That is what I want to see at this marina, kids, 12 and under having a contest on who can catch the biggest bluegill. Pictures on the wall of fish. When I walk in, I want to see a wall full of pictures of bass and muskies, because that is what, even though it's a camping and boat dock area and that is fantastic, we need to accommodate everybody. A marina also caters to fishermen, and we have never really had that. That is what I want. I want to go there and if I forgot a package of strike king worms at home, I'm going to walk in here and buy some, and I'm going to buy myself a cup of coffee. I want Mike to take his grandson out there and buy meal worms if he forgot them. I want it to feel like home, and I want the campers to feel at home. I want to be able to accommodate everyone and not just one side or the other. I want this to work, I wanted it to work with the last owners, and I want it to work for you guys. I'm not trying to be long winded at all. Again, I have been to a lot of marinas, and I see how they run their marina and I pray that ours becomes that. God willing it will. I'm here to help weather it be on the side, or whatever, I'm here to help. This is my home lake. Most of us have grown up here and I think it is time for a change for the better. I'm not saying the last ones were that bad. I have nothing against anybody. I just want everybody to get along and I want to see this succeed. President McGriff stated, Luke is also the fishing coach for Trico. Mr. Estel replied to President McGriff, that is my brother, I am the fishing coach for SIU.

Trustee Barone stated that he would like to say that I remember the day we had a big tournament

going on and the big guys came in, Roland Martin and all of them guys. Excitement was amazing at the marina. They pulled in there and they let my grandson sit down in their boats with these guys. These are professional guys that you see on TV. Mr. Estel stated, I don't want to say, okay just strictly keep it for tournament fishermen. I want to help the campers and the boaters. I want it to be a family place to come to. Ms. Knust stated how would that work with IDRN (inaudible). Mr. Estel stated that might be our loophole, the good thing is, Reed's Creek owns the land, so if I could have my weigh ins over there, I might be exempt from that 10%. People are still going to fish. Ms. Knust stated that with Anglers Choice, as long as they weigh at the marina, they only had to put one boat in at the service ramp and they could run the tournament on Kinkaid, but it was shot down (Inaudible). Mr. Estel stated, it was a political nightmare. I did put in for my 4 tournaments this year because (inaudible) I am going to have the 4 tournaments on Kinkaid Lake and next year I will have my big one again.

Tim Rogers stated that the VFW got in touch with you guys. President McGriff stated that we have that hear to discuss. What he is talking about is lets just go ahead with it. This was presented to us by the Commander of the VFW Post 7190, that is at Jackson County. Ms. Fleming is going to be doing the cooking and have the liquor license. They are having a shrimp boil on Memorial Day, and it is going to be outside on the patio area. We believe that it is a good idea. This will be brought up tonight.

KINKAID-REED'S CREEK CONSERVANCY DISTRICT

OLD BUSINESS:

CONSERVANCY COMMITTEE'S REPORT:

Fish Tournament Requests and Fish Tournament Regulations: Nothing to report

Deck/Shed Requests: Trustee Barone reported that there is one shed request for C-25, which is a preapproved shed. We need Board approval. Trustee Mileur made a motion to approve the shed for C-25. Trustee Byrd seconded the motion. All member present voted "Aye" Trustee Barone declared the motion carried.

319 Update: Nothing to report

OSLAD Grant Update: Manager Wilmouth reported that he is going to be ordering the playground equipment, picnic tables, fire rings and other materials. The playground equipment will have one section that will be an ADA compliant swing set, another will have a non-ADA compliant swing set, and then a tri-level climbing section. Unidentified person asked, where is the location? Trustee Barone stated, show the person on the map where the playground is going to be located. President McGriff stated right before you get into the tent camping area.

Marina/Campground:

Transition Team Report: Trustee Ardrey reported that the transition team has met 4 times, most recent over the last few days. For the Board, we want to make sure that we understand what our definitions on interim periods will be in terms of interim concessionaire. Then looking forward, being able to develop a full proposal for a concessionaire on down the road. Secondly TK, I took to heart what you said, in my first Board meeting, and Mr. Chairman, what I hope that we can do is set aside some time to take the strategic plan for Kinkaid Lake and have a full meeting that would be moderated for this Board to go through this report that will give us the ability to update that report on a five year cycle. Just some assurance right now that, Scott, Tony and I have been talking to make sure we are in compliance with all the policies and rules with all our partners, whether it is the Health Department, IDPH, IDRN or the Forest

Service. We are inheriting this back, and just doing that on the front end is going to be important to us, with relationships going forward. Somebody asked me, what is your vision for the lake, what is your goals? I have boated here for 35 years, and it needs to be better, and it needs to be family friendly. We also need to protect the lake and the water quality, be environmentally friendly, a clean and green space area. Provide a clean safe family friendly camping, boating, and recreation environment. It has to be our focus, and I have had a number of local families reach out to me in the last two weeks and share their experiences. Some of them are not positive, some of them are not good. That is the next generation to help us support this waterway. We need their support. Provide current campers and boaters, which you questioned earlier to the Board, this was on our list tonight. Provide assurances to all current campers and boaters that the list is in place, your space is here for the summer. We are honoring those contracts, and I added the wait list to my notes, so it will be part of the record. The wait list remains intact. We still do not have the data, and as soon as we get it, we will make sure we review that data. Number 5, management of the interim period, and what that might look like. This Board is going to have to have some conversation pretty quickly about what the management looks like for the interim. Consideration for a variance model for a concessionaire management, including but not limited to, a concessionaire lease hold agreement, a concessionaire camp host agreement. There are a number of very successful campgrounds through out this country, Luke has stayed in many of them, I'm sure, and I have stayed in many of them, there are plenty of models for us to consider. Develop a mutual beneficial request for proposal. We are going to need a good RFP for full consideration for a long-term lease agreement. Lastly, for this Board, making sure there is discussion for repairs and capitol improvements, which we have already been having that and will keep that at the fore front. There are some things that we just have to get on quickly. One of the best tournaments that I saw at Dayton was a kayak tournament, a full fledge 200 kayak bass fishing tournament. With that, we focus are efforts on this end of the lake. We have a complete recreation area at the other end of the lake, that we need to go back and take a look at. We need to look at the Ava Johnson Creek Area. That is kayak heaven up there. Which is a whole other set of revenue. Scott and I was talking about trying to look for some grants that might allow us to go back up their and clean that area up, figure out how to deal with some of the water management issues. That is my report, Mr. Chairman, you will have a full copy for the minutes. President McGriff asked if anyone on the Board had any questions about his report? Before we move onto the managers report Jason you had some comments you wanted to make.

Jason Peach stated, it is going to be hard to follow all that. This is the fourth time that I have been before this Board. My name is Jason Peach for anyone that doesn't know. I own Hill Top RV Campground up on the hill. We are developing Hidden Hide Away Campground, it is under development right now, it is close to being done. I reached out to some Board members interested in me helping as an interim concessionaire. I'm not looking for a full-time job. We have an issue, 11 days from now is Memorial Day weekend, the biggest holiday weekend of the year. We don't have fuel up and running yet. There is a lot of work that needs to be done, and it needs to be done in a quick, and smooth fashion. Everybody should have received a copy of this, what I want to do is work with the hiring committee formed by the Conservancy District to hire two career valued individuals. I don't want a part time worker. The marina does not need part time workers, they need career workers, first in accounting, second in facility management. In the packet that the Board received, I put together two job listings with what the qualifications need to be, job descriptions, times, and vacations. This position does not need to be a McDonalds rate, it needs to be strong to draw the right individual, we need to pay them, we need to give them health insurance, and we need to give them a 401K. I believe if you take care of the employee, the employee will take care of you. Both of those are in your packet, a job description for an accountant, and a job description for a full-time facilities manager. Sorry I am going to bounce around here a little bit. Working with the hiring committee formed by the Conservancy District, I would like to secure a qualified restaurant entity to lease the facility. I have spoken to Aaron Barnett today as well. I have had one conversation with Carrie Davis that owns the Iron Whisk, and I have 3 or 4 text messages with her. We are trying to get together with one another to sit down and talk to see if it is something feasible for her to open up another entity at the lake in the marina restaurant. She is interested but there is no way she can get it done by Memorial Day weekend; I understand that. I spoke to Aaron today, my thought process was to try and get him, I didn't know where he was at in the process, I thought he was ready. He had

staffing available. My thought process was to get him up and running to do a soft opening, not this coming Saturday, but the next Saturday for the restaurant. If it works out for him, and it is a good deal, any entity that is maybe interested in leasing this, they are going to need a qualified manager, and they are going to need help. If he took this on and got it up and running and in the right direction, then a person who came in with an entity would take him on as well as his staff. Talking to Aaron, he gave me some really good confidence that he is probably up for the job, and that entity may not need to be sought after right away. Give him a chance to see if he can establish it and get a good report. Evaluate the situation after that. I have reached out to Peter who used to work at the gas dock. Guys the fuel dock needs to open Friday. It's going to be 90 degrees; people are going to be boating. Nobody has fuel down there; I am on empty as well. Some people that I know who boated last weekend had fuel stolen out of their boats, because there is no fuel. If people get their and don't have fuel, they are going to take it from some one else's boat. We do not want people carrying 5-gallon gas cans down the dock and dumping it their boats on a water source lake. So, let's get the gas dock open, somehow, someway. Even if it is limping along for the first couple of weekends. That should be top propriety right now, getting the fuel on the lake. I spoke to Scott today, I feel that an internal accountant needs to be in place for right now, I reached out to him to see if he would be interested, not as a Conservancy District employee but as a subcontractor to do the books. I have a facility's manager in mind right now. I'm waiting for some more conversation to happen with that. The interim facilities manager and accountant, those are temporary until we can find the right person to get in there and roll up their sleeves and make it work. Securing a liquor license, we have 11 days, we need to do something. Or we have no beer sales, just ice, soda and water. That is the Boards decision. Work with the facilities manager to hire qualified staffing to work the grounds and the gas convenient store. I have been to marinas all over the world as well. Our marina is pathetic, it's a joke. You have to take a store like Casey's cut it in half and put it on the water. Just like he said, have a pro shop there, and have tee shirts and coolie cups, beer, ice, soda, candy, cigarettes, and whatever else is needed. If you have to put all that stuff in one area, most people are on the water anyway. If you're a camper or on the land, what is it to walk down to the dock and look at the beautiful water and beautiful lake to get whatever you need. We need a quality marina on the water. Staffing is a big deal, we have to have staff that is pleasant that when you pull up, they are happy to help you, they are courteous. Last year it you could not tip them, which I thought was bs, if the guy comes up in 90-degree weather and he fills my tank up, I want to give him a couple of bucks. Working with the accountant to assure tenants invoices are completed and sent as well as paid in a timely manner. I do everything through QuickBooks and everything through email. You send them the invoice through email, you can see that they have viewed it or if they don't view it, you can send it again as a reminder and you can monitor the payment. If they are late and they call you and say hey, I never got that, well you can go into the system and tell them when they looked at the invoice and you just didn't pay it. Collecting the money is a big deal, streamlining it through the QuickBooks application into the email aspect works well. I's sorry if people are getting bored with me talking, but there is a lot of stuff here. Attend monthly Conservancy District meetings, provide a detail report 5 days prior to the meeting, written, and the Board will have time to review it. The questions can sometimes be answered before the meeting. The same thing with profit and loss statement, hey guys it is your baby, you should be involved in reviewing the profit and loss statement every month. The concessionaire does not need 150 to 300 people coming at him all the time with all these problems. Form a committee with campers, 2 people, those are those go to people. If they have a problem, they go to their people and go to the concessionaire. Hopefully this would get rid of the social media stuff, get rid of the headache of 150 trying to get ahold of somebody. These people up there, they are happy to be a part of that committee, just to be involved. To have communication, there is a lot of people up there that are PR people. I want no money, I'm doing this pro bono, but with that being said, that is just to help get this thing to the next level. I run a 6-million-dollar glass company in St. Jacob, I run 2 campgrounds, one of which is being developed currently. I never had an issue with my tenants. We throw parties every holiday weekend, we feed them every holiday weekend. We cater to the kids; they call me Uncle JJ. Every time I go out on my pontoon, I have 8 or 9 kids on that boat and none of them are mine. I have parks at both of my campgrounds, commercial parks, not just the playset that you get at Wal-Mart. We keep the grass mowed, the only thing the tenant is responsible for is weed eating, everything else is taken care of. They pay their lot rent once a year; they pay their power bill once a month. The marina needs to be more family orientated, we need pavilions, we need things to interest

kids. Guys if we don't start catering to these kids and get them involved in recreation, guess what, these campgrounds are not going to be around. Kids today want to stay home and play on their PlayStation, but if we make this place whenever they show up, and they have a great time, they will want to come back the next weekend, and they want to bring their friends. Look guys, I'm not tooting my horn, the thing is, I just want to help. I want to get it where it needs to be, I want to get it right, but I'm also not going to go through a bunch of bs with contract language, and all this other stuff. This is an interim deal, after 2022, if you guys like the job that I did, and you want to talk about a 5-year contract, we can talk about a 5-year contract. Guys, I talked to my boss, and he knows that I have great passion for this area down here. He has given me the green light to help get this thing worked out, and fixed. If this marina fails, my businesses fail, that is just how it is. Hidden Hide Away was actually developed because I visioned the marina failing, and if we don't have gas, and we don't have a marina boat shop, then us boaters are dead in the water. The campground really doesn't affect us, but gas on the water does. Other than that, I think improvements need to be made. Guys you are going to hear it's a lot of money, yada, yada, yada, the budget is here, I have it, I have established it for 5 years, you just got to take out the loan and make the payment. Roll up your sleeves and get it done. I would anticipate come October we are scratching dirt on something. These people deserve something better. They have went for years with decerped systems, water is outdated, most of them are garden hoses, the power is 30-amp service, and when it blows a breaker is shuts everything down, you may be out on the lake and get a call that a transformer blew up and you got 2 dogs back in the camper. Improvements need to be done. The sewer is a big pet peeve, this is a water source lake, guys, pumping your shit over to a hole and dumping it, that is inexcusable. Let's get it done, roll up your sleeves, get the money, let's do it. The revenue is there, if you make it a quality place, people are going to come and spend money. If you continue to run it the way it's been ran, no offense to the previous owners. As far as putting the money back into the business, well guys, people are going to stop coming here. You're going to go to every field, and somebody is going to develop a campground. My thing with the transition team is we need to get this going, we need to get the gas dock open, we have 11 days until Memorial Day. What are we doing, let's do it. If you have any questions for me, please ask me. I don't want any money for this, I'm willing to run it for the rest of the year. I'm going to get a good accountant and a good facilities manager to take over the process. We don't know if the pump out station is working properly, we need a houseboat to go over their and give it a test run. I have heard that it does not, if it does, great. If it does not, we have to address that. There is a new pump out system sitting in a bag in the warehouse. I talked to Jeff Collins, and both Jeff and JW Huppert, they are willing to go look at that. They had conversations with Agan about it before. They think that it may be the wrong one. They won't know until they open the package and see how it works. If that pump out station does not work, guys, somebody is going to need to get a subcontractor in here and get a new one installed. People have to have somewhere to dump their shit, and I hope they are not dumping it in the lake. Those are things that are top on my list, the restaurant was at the bottom. Accountant, facilities manager, gas dock, those are things that I feel are pressing. The restaurant is a great entity, like I said, Aaron I apologize when that got shut down on you so quickly. I think there was some mix up there. After the meeting I would like to talk to you or maybe you can talk to the Board. I think that we need to try and get that marina back up and see if it can be open by Memorial Day weekend, maybe not. With the restaurant, lets start out with a 7-to-2-time frame, lets don't go into dinner and all that right out of the gate. Let's do breakfast and brunch, see if the people start supporting it, and then go from there. See how the profit and loss is on that. Holiday weekends, Monday, keep it open, 7 to 2. It's up to you guys, you tell me what you want me to do. If you tell me you're not interested, I have plenty of other things to do. President McGriff stated, Jason I appreciate your input. A lot of things that you have talked about, we have all talked about at various times, but now is the time to get on the stick, we have to get somebody hired immediately for the fuel. Unidentified person asked, are you going to get the fuel dock up and running by Memorial Day? President McGriff replied, we are hoping to, we will have fuel in it tomorrow. Trustee Ardrey stated that he wanted to address that, from the transition team. Everything that Jason said is everything that we have been working on for the last 72 hours. We are 48 hours into the agreement, this thing was signed Monday afternoon, and we have been meeting every day. We are on the same list that you are on, and we are trying to work as fast as we can, but as you just asked, we don't even have access to the POS system. If when we get it, it is functional. Ms. Knust stated that we could just do cash only for gas for now. If they want a receipt, hand write a receipt, you can also look into the

square devise that you put on a phone. Unidentified person asked, if they have to have some kind of training to pump gas on the water? President McGriff replied, they do. Trustee Barone stated that on the walk through when we met with Agan, we discuss the pump out and he told us that everything was working fine. We did see the new one sitting up there. (Several people talking over each other.) Jason Peach stated he has one last thing, transparency from here on out. You need to be transparent with everybody, we need to start with a fresh slate. I mentioned having a meeting down their Memorial Day weekend, Saturday, at 10:30 to over some of this stuff. No more social media stuff at this time, please everybody works together to make the place succeed. Give it 6 or 7 months, if it starts going in a different direction that you don't like, all hands-on deck.

Manager's Report: Manager Wilmouth reported that our auditors, KEB, informed me that they will not be able to do the audit this year due to staffing issues. I have reached out to Kimberley Walker with Kemper CPA Group, which is in Marion, they are supposed to give me an answer in a few days. I am looking for one, but we have to find an auditor.

Manager Wilmouth reported that he has been working on getting the marina vendor accounts transfer to the Districts name. I have the Districts employee at the marina mowing. For the public that is still here, I want to get this out, I have the pump out tokes here at the District. First, we have to find out if the system is working.

Manager Wilmouth reported there is an issue with H dock, it goes back to last year, when this Board was questioning it with Agan. It is broken, it is trying to come apart. I have contacted 2 different dock companies, one is MBI, and the other is Tiger Docks. I have to send them pictures tomorrow. Trustee Ardrey asked Manager Wilmouth, when you have those dock companies come out, will you have them look at the layout of the boats that are there. I have had a couple of people on that dock question the size of the boats at the point where it is broken and where the wind comes across, the prevailing wind out of that northwest, hits those larger boats and that is what is pushing that dock apart. At some point we may have to look at making adjustments in placements, because that is creating the problem. President McGriff stated that it looks to him that there are 6 pilings that's not there anymore. That is also part of why they are breaking loose.

New Business:

Legal Report: Nothing to report

Kinkaid-Area Watershed Project: Nothing to report

USFS – Brooke Hagarty: Manager Wilmouth reported that Sharp Rock Boat launch was dredged last Monday, and they did some repair work to the ramp.

FINANCE CHAIRMAN REPORT:

Approval of District Budget for 2022-2023: Trustee Mileur made a motion to approve the District budget for 2022-2023. Manager Wilmouth reported before we approve it, there is one change. We added the rent from the marina, which is not going to be there now, so it needs to be taken out. Trustee Ardrey seconded the motion with the correction noted by Manager Wilmouth. All members present voted "Aye". President McGriff declared the motion carried.

District Account Balances Approval:
Secretary Mileur stated he reviewed the account balances and made a motion to approve the District Account Balances as of May 11, 2022. Trustee Ardrey seconded the motion. All members present voted "Aye". President McGriff declared the motion carried

District Budget vs. Actual Report Approval:

Secretary Mileur made a motion to approve the current District Budget vs. Actual Report. Trustee Hellmann seconded the motion. All members present voted "Aye". President McGriff declared the motion carried.

District Bills:
Secretary Mileur made a motion to pay the Conservancy District bills. Trustee Ardrey seconded the motion.
Roll Call Vote:

Nate Westphal	Yes
David Ardrey	Yes
Lisa Byrd	Yes
Steve McGriff	Yes
Tony Miluer	Yes
Mike Barone	Yes
Joshua Hellman	Yes

President McGriff declared the motion carried.

KINKAID AREA WATER SYSTEM

OLD BUSINESS:

Murphysboro Water Purchase Contract Renewal: Trustee Barone made a motion to approve the Murphysboro water purchase contract renewal. Trustee Mileur seconded the motion. All members present voted "Aye". President McGriff declared the motion carried

Legal Report – Ed Heller: Attorney Heller reported that the amended water contract with the City of Murphysboro has been signed, our Board has already passed this change. We just need for President McGriff to sign it.

Manager's Report: Manager Wilmouth reported on April 27, 2022, the finish water lines were cut and capped, therefore eliminating the finish water pumps. This was part of the energy efficient project.

Manager Wilmouth reported the lowering of the 7th Street water line started yesterday and will resume tomorrow.

Electric Efficiency Upgrade: Ratification of Transfer of $50,000 From the Bond Reserve Account to O&M Account Including $12,283 for ECC Invoice: Manager Wilmouth reported that he transferred $50,000 due to timing issues with receiving our water bill payments. The account got low, and went into the negative, so we had to transfer some money to keep the account in the black. We transfer the $50,000 and then we received an invoice for the electrical efficiency project for $12,283. Trustee Mileur made a motion to approve the transfer of $50,000 from the Bond Reserve account to the O&M account. Trustee Hellmann seconded the motion.
Roll Call Vote:

Nate Westphal	Yes
David Ardrey	Yes
Lisa Byrd	Yes
Steve McGriff	Yes
Tony Mileur	Yes
Mike Barone	Yes
Joshua Hellmann	Yes

President McGriff declared the motion carried.

New Business:

Personnel: Employee Raises: Trustee Barone reported that the Personnel/Finance Committee met on Monday, May 2, 2022, to discuss salary increases. Manager Wilmouth reported that this year is a percentage year. We always base the increase off the consumer price index, which was 8%, and we split it at 4% and the committee recommended approving a 4% raise for the employees. Trustee Barone reported that the raise will have no effect on water rates this year. It has been 5 years since the water rates have been increased. We have done a good job keeping our house in order. Some of our chemical rates have risen over 300% this year. Trustee Mileur made a motion to approve the 4% salary increase for the employees. Trustee Byrd seconded the motion.

Roll Call Vote:

Nate Westphal	Yes
David Ardrey	Yes
Lisa Byrd	Yes
Steve McGriff	Yes
Tony Mileur	Yes
Mike Barone	Yes
Joshua Hellmann	Yes

President McGriff declared the motion carried.

Employee Life Insurance: Trustee Barone reported regarding employee life insurance, there was no action taken on this. It was discussed and will be looking at again.

Tap Requests: Nothing to report

FINANCE COMMITTEE:

Approval of Water System Budget for 2022-2023: Trustee Mileur made a motion to approve the District budget for 2022-2023. Trustee Barone seconded the motion. All members present voted "Aye". President McGriff declared the motion carried.

Water System Account Balances Approval:
Secretary Mileur reviewed the Water System Account Balances and made a motion to approve the balances as of May 11, 2022. Trustee Byrd seconded the motion. All members present voted "Aye". President McGriff declared the motion carried.

Water System Budget vs. Actual Report Approval:
Secretary Mileur made a motion to approve the Water System Budget vs Actual Report. Trustee Byrd seconded the motion. All members present voted "Aye". President McGriff declared the motion carried.

Approval of the Water System Bills: Secretary Mileur made a motion to approve the Kinkaid Area Water System bills. Trustee Barone seconded this motion.
Roll Call Vote:

Nate Westphal	Yes
David Ardrey	Yes
Lisa Byrd	Yes
Steve McGriff	Yes
Tony Mileur	Yes
Mike Barone	Yes
Joshua Hellmann	Yes

President McGriff declared the motion carried.

Election of Officers:

Nominations From the Floor: President McGriff opened the floor for nominations for officers for the next year. Trustee Miluer stated, Mr. Chairman, I would like to make a motion that the current officers be elected by acclimation. Trustee Ardrey seconded the motion. All members present voted "Aye". President McGriff declared the motion carried.

OTHER MATTERS TO DISCUSS: Manager Wilmouth reported that Trustee Ardrey is being added as a check signer to the bank accounts. We lost one signer due to Board members changing.

Trustee Ardrey stated that the transition committee, working with Manager Wilmouth, will probably need to solidify some recommendations back to you very quickly over the next several days and have legal counsel see where we are at in a meeting in between our next regular meeting. President McGriff reported that the Board will definitely need to get together because we have to get somebody on board. Trustee Ardrey reported that they will meet and get back to President McGriff. President McGriff reported that when we get the okay on the computer and QuickBooks, Manager Wilmouth is familiar with QuickBooks, we will be able to get a start on that. Attorney Heller stated that not everything was as it was presented. There was no fuel, we had been told the tank was full. We were told that there were up to $50,000 dollar's worth of checks that had been written on the account that would further reduce the balance of the account, payables that would be coming in after closing. The contract that we signed clearly provided that at the day of closing, we would get all the receivables and take none of the payables. We basically got rid of that $50,000 snaggle by just refusing to take that off. With that issue, originally, we were going to take their bank account (inaudible) That issue was not having complete records on their account because at the last minute, records they gave us didn't have all the pages to it, we could not track anything. We decided that we didn't want to take their account, we would just pay off their loan, then we would keep the balance of the money that would have been paid to DAR. We would keep it ourselves and let them have their bank account and they had to pay us another $7500 hundred dollars. We went into the closing with several obstacles presented to us, we were able to pin the major one down, but we were not able to do anything with the fuel dock or with the fuel situation because that was not in writing in the contract. That was just something that they had told us and didn't turn out to be correct. If they had given us clear records, we could have seen if they paid that bill, the records that they gave us, we didn't see any payment of that bill and we found out why we didn't see that because they didn't put any fuel in there. At this point in the closing, we were disappointed because of what we had to go through to get it done. There was a lot of discussion, I think Tony was the most accurate in his analysis of it, we need to suck this up and get this thing done or it's just going to get worst by the day. Nobody in our group disagreed with him. We got it done, we excepted there would be some level of mess about it all and we found there was and more.

Ms. Knust asked if the leases that the campers and boats have, did that go to DAR or did that go to you guys? President McGriff replied to Ms. Knust, everything after we signed the papers comes to our account, anything prior to that went to their account and we didn't take their account. Ms. Knust asked (inaudible). That is a good question, we were told that B loop was going to stay empty and now we were told that they got it booked, so we don't know where that is at either. Ms. Knust stated that somebody has called about a campsite and then all this happened. Trustee Ardrey replied to Ms. Knust, I think the answer to the question, which is a great question, we want to know too. On Friday, the week that we get those books, those questions are going to be answered. Who is paid, who is not paid, where is the record of the payment and what is left. What is left we hope is will be able to be used for operating. I want to go back to Ed for a minute. The fact that there were assts and liabilities tied to that checking account, we have no liabilities that will come back to haunt us over that? Attorney Heller replied, our contract is very clear, we have no payables due to us and we didn't pay them the full purchase price because of these problems with their bank account, and we didn't take their bank account, which still had a significant balance in it. We have approximately $311,000 deposited into our account because of our loan, because we didn't pay the full purchase price.

ADJOURNMENT:
President McGriff asked for a motion to adjourn until next month's regular Board meeting scheduled for

June 08, 2022. Trustee Barone made a motion to adjourn. Trustee Hellmann seconded the motion. All members present voted "Aye". President McGriff declared the motion carried.

SECRETARY – Anthony Mileur

VISE-PRESIDENT – Mike Barone

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