

EAST SHORE CONSERVANCY DISTRICT
Regular Meeting Minutes
2-13-2026
CULVER PUBLIC LIBRARY

Present: Chairman Fritz Steck was present in the room. Brian Welch, Jim Bremner, Pete Cleveland, and Bradley Wilson were present online via Zoom. Steve Carter (Krohn & Associates) and Ginny Munroe were also present.

CALL TO ORDER: The meeting began at approximately 11:13 a.m. Chairman Fritz Steck called the meeting to order.

Election of Officers: Chairman Fritz Steck explained that the proposed Slate of officers is:

Fritz Steck as Chairman

Jim Bremner as Vice Chair and Treasurer

Brian Welch as Secretary

Bradley Wilson motioned to approve the slate of officers. Pete Cleveland seconded the motion. The motion passed 5 to 0.

Minutes

Regular Board Meeting Minutes from 10/17/2025. **Fritz Steck motioned to approve the minutes. Pete Cleveland seconded the motion. The motion passed 5 to 0.**

BONY Transfers

Ginny Mundoe explained that every year, the EBA funds are collected through property tax and that the Board gives her permission to move the funds from the Escrow account to the Bank of New York account to make the bond payment. She asked that they do this for 2026. **Jim Bremner motioned to approve of making the transfer of the EBA funds that the County distributes in June and December to the Bank of New York account that is used to make the bond payment. Fritz Steck seconded the motion. The motion passed 5 to 0.**

Claims

Ginny presented the claims, including the December transfers. **Brian Welch motioned to approve the claims. Bradley Wilson seconded the motion. The motion passed 5 to 0.**

Admin Report

Ginny presented the Admin report, including these topics:

- **Astbury Contract and USIC:** Astbury has been working on getting to know the system and will begin invoicing the District dating back to December of 2025.
- **EBA Early Payoff:** Last fall, four people paid off their EBA early. Ginny received another early pay off in January of 2026, so she deposited the check in the Escrow account. She asked permission to send this as an early pay off in June of 2026. **Brian Welch motioned to approve of transferring the funds in June for early pay off payment on the bond. Fritz Steck seconded the motion. The motion passed 5 to 0.**
- **Live Recordings:** Ginny let the Board know that she has determined how to put livestream videos of the meetings online and this has now been taken care of. She will post these with the minutes after the minutes have been approved.
- **Expanding District Boundaries:** Ginny gave the Board information regarding how to expand the district boundaries if they should need to do this with the Fairchild parcel. She distributed this information in the report and via email of documents that they board could review as examples.

Brian Welch motioned to accept the administrative report. Fritz Steck seconded the motion. The motion passed 5 to 0.

Financial Report

Because Steve Carter covered these at the annual meeting and had nothing new to add, Fritz asked the board to approve the financials. **Brian motioned to approve the financial report. Bradley seconded the motion. The motion passed 5 to 0.**

Review of Dates

The Board reviewed dates and temporarily set potential dates for an executive session and regular meeting to be April 24 and June 26, respectively. Fritz said he would connect with everyone to review the dates as they got closer to them.

New Business: Adding Parcels to the District

The Board had a brief discussion of the potential addition of a parcel to the district with topics of discussion focusing on:

- **Capital costs to the homeowner wishing to hook on:** These may need to include the original cost of the EBA (Fritz believes this was \$11,000), the cost of the collection system per district member (Fritz looked this up and found it was \$9,200 per member), and the other costs (legal, the line itself, etc.)
- **Capacity:** Bradley questioned if the system would have capacity and having an engineering assessment be part of the cost to the petitioner. He also suggested that the

engineer be one approved of by the District as well as any attorney needed to handle the process.

- **Environmental impact:** Jim Bremner pointed out that the risk of the environmental impacts would have to be considered. With the District not knowing how many potential petitioners could ask to come on if one is accepted now, they would need to consider the potential impacts.

Public Comments: There were no public comments.

Adjournment: Brian Welch motioned to adjourn. Pete Cleveland seconded the motion. The motions passed 5 to 0.