

**MINUTES
MONTHLY COMMISSIONERS MEETING
CHEROKEE VILLAGE SUBURBAN IMPROVEMENT DISTRICT #1
CHEROKEE VILLAGE, ARKANSAS
SEPTEMBER 21, 2020 3:00 P.M.
OMAHA CENTER REC ROOM**

Agenda Item # 1 Call to Order & Approval of Agenda

Chairman Joe Waggoner called the meeting to order. Commissioners Waggoner, Jim Best and the General Manager were in attendance. Commissioner Ron Patterson was absent.

Commissioner Waggoner brought the September agenda before the Commissioners. An addition was made under "New Business". Commissioner Best then made motion to approve; Commissioner Waggoner seconded. The agenda was unanimously approved.

Agenda Item # 2 Approval of August 2020 Minutes

Commissioner Waggoner presented the August 2020 Commissioners Meeting minutes for approval. Motion to approve was made by Commissioner Best; Commissioner Waggoner seconded. The Commissioners unanimously approved and signed the August 2020 minutes.

Agenda Item # 3 Old Business

Gitchee Gumme Beach Closes September 30: The beach will close for the season on September 30.

Aerifying South Course Monday, September 21: The South Course is being aerified on September 21.

Aerified North Course Monday, September 14: The North Course was aerified on September 14.

Xylem Tree Service – Thunderbird/Sequoyah Canal Project: Xylem Tree Service will be working in the canal sometime between now and Halloween. The canal will be closed during that time.

Waterside of Lake Aztec, Lake Chanute & Lake Omaha dams: Attempt was made to burn the dams with cooperation from the fire department, however it was too green to burn. It has been determined that it is too late in the year to burn because there won't be enough time to reestablish cover. We are looking at early spring of 2021 to continue the project.

Lake Cherokee Sprayed & Planned Drawdown: Lake Cherokee has been sprayed a second time; more chemical has been ordered for additional spraying. Commissioner Waggoner announced that the SID office will conduct a survey of the 36 Lake Cherokee home owners to determine their feedback on a draw down. GM Webb stated that the proposed date to begin the initial drawn down of about two feet will be Monday, October 19. At that point we will spray the exposed weeds. The second stage will be about another two feet to begin on Monday, November 9, with more spraying. If it needs to be lowered more, the third phase of the draw down will

begin on Monday, November 30. The target date to close the gates will be March 20, 2021, and let the lake begin to fill back up. This is all contingent on the feedback from the survey.

Agenda Item # 4 New Business

North Arkansas Electric at South Course: NEXT has completed installation at the South Course.

Omaha Center Hot Spot for Virtual Students form Highland School District: The school district contacted GM Webb about using the Omaha Center parking lot as a hot spot for virtual students. NEXT will be installing the service. The school district will be responsible for installing the hot spot itself. Internet service will also be needed for voting coming up in November. This will also provide internet service to the building as a whole.

4-A Boys State Golf Tournament @ CV North October 6 & 7: The class 4-A boys state golf tournament will host twelve teams that will have qualified from district tournaments around the state. They will play a practice round on the 6th; tournament will be on the 7th at 9:00 am.

Highland Rebel Booster Club Tournament October 10 or 17: The date will be finalized soon; to be held at the South Course.

Omaha Center Polling Location on Tuesday, November 3: The Omaha Center will be open for the general election voting on November 3 from 7:30 am – 7:30 pm.

Reviewing Campground Upgrade Possibilities: GM Webb, David Nebel and some volunteers have reviewed the campground for the possibility of doing some upgrades. The thought is to have ten drive-through sites in the center; primitive camping along the sides. Improvements would include updating the electrical service and water, and building leveled pads. Potential upgrades down the road would also consist of picnic tables and barbeque stands. GM Webb thanked David Nebel for his work during the review.

Evaluation of SID Job Descriptions: (Agenda item added during review of the September agenda.) Commissioners Waggoner and Best will be conducting a review of all job descriptions within the Improvement District. The intent is to update job descriptions, employee review process, pay scale and benefits for each position within the District. The review should be complete and any new policies in place by January 1, 2021.

Agenda Item # 5 YTD Income Report

Floor was turned over the GM David Webb for the financial report.

As of 8/31/2020: Current Assessment Income Sharp County: \$784,516; Fulton County: \$328,004. Total Current: \$1,112,520. Delinquent Sharp County: \$93,776; Fulton County: \$76,344. Total Delinquent: \$170,120. Total Assessment Income: \$1,282,640.

Other Income: Recreational Facilities: \$205,100, Interest Income: \$4,742, All Other Income: \$80,078. Total Other Income: \$289,920.

Through 8/31/2020, total expenditures were \$1,639,984, which is 60.60% of the projected budget with 66.67% of the year passed.

Payments to the City:	August	\$ 30,163
	Year-to-Date	\$436,098
Payments for hydrants to CV Water:	August	\$ 14,480
	Year-to-Date	\$115,840

Agenda Item #6 Order of Levy

As in Improvement District, we collect an annual assessment from property owners. Each year the District must file an order to levy the assessments to property owners. Even if the levy does not change, we are still required to file the order. The order must be recorded at the respective County Clerk’s Office at this time so it can be placed on the books for the upcoming tax year. A public notice will run in the newspaper the first two weeks in January, 2021.

Commissioner Waggoner entered a motion to retain the levy at 4.5% for collection in 2021. Commissioner Best so moved, Commissioner Waggoner seconded. The levy was unanimously approved, signed and notarized.

Agenda Item #7 Comments from Property Owners

Commissioner Waggoner opened the floor for comments.

Bill Matselboba posed question about the contract between SID and the water company regarding the fire hydrants. Some discussion took place about how the money is spent and the potential to change the contract.

Mr. Matselboba inquired about the Thunderbird Pools. Can the pools be leased to a private party? Commissioner Waggoner responded yes. Discussion took place regarding the potential of a private party lease.

Karen Page spoke regarding the topic of campground upgrades and the possibility of adding hiking trails to the area.

Ed Kulik extended his appreciation to the Parks & Rec employees for their hard and great work at the Omaha spillway and dam.

Mr. Matselboba asked about the land behind the Village Service Center. Can that be cleaned up? Commissioner Waggoner replied that that area is private property, not SID property.

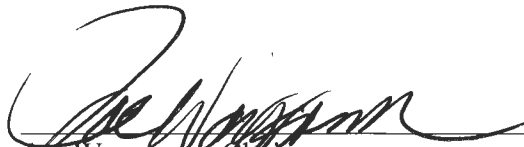
David Webb stated that the Lake Chanute spillway has had a lot of graffiti; that has since been covered up.

Agenda Item #8 Motion to Adjourn

Commissioner Waggoner requested a motion to adjourn. Commissioner Best made motion, Commissioner Waggoner seconded. With no further discussion, the meeting was adjourned at 3:46 p.m.

The next Commissioners monthly meeting will be held Monday October 19, 2020 at 3:00 p.m. at the Omaha Center.

APPROVED DATE: 10-19-2020

COMMISSIONER: 
Joe Waggoner, Chairman

COMMISSIONER: 
Ron Patterson, Vice-Chairman

COMMISSIONER: 
Jim Best, Secretary