

**MINUTES**  
**CHEROKEE VILLAGE SUBURBAN IMPROVEMENT DISTRICT #1**  
**CHEROKEE VILLAGE, ARKANSAS**  
**JANUARY 14, 2019 3:00PM**  
**OMAHA CENTER AUDITORIUM**

**Agenda Item # 1 Call to Order/ & Commissioners Rotation of Office**

Vice Chairman Joe Waggoner called the meeting to order and announced the rotation of office for 2019: Joe Waggoner, Chairman, Ron Patterson Vice-Chairman, Greg Prenger, Secretary, all of whom were in attendance.

**Agenda Item # 2 Approval of Agenda**

Commissioner Waggoner brought the January agenda before the Commissioners. A request was made by property owners to move discussion of lowering Lake Omaha to the top of the "Old Business" agenda items. The Commissioners approved the request.

**Agenda Item # 3 Approval of December 2018 Minutes**

Commissioner Waggoner brought the December 2018 Commissioners Meeting minutes before the Commissioners for approval. Commissioner Prenger made motion to approve the minutes. Commissioner Patterson seconded. The Commissioners unanimously approved the December 2018 minutes.

**Agenda Item # 4 Old Business**

Lower Lake Omaha: The Commissioners voted to lower Lake Omaha at the December 2018 meeting. Those property owners were notified via letter. Due to the numerous responses, the topic was put on the January agenda for further discussion.

Commissioner Waggoner requested a motion be made to lower the lake on December 2, 2019. Commissioner Prenger made motion, and opened the floor to discussion:

Bob Curtis took the floor and informed that a survey was done by 6 Lake Omaha residents (the survey did not include all households, or spouses of those that answered). Opposed to the draw down: 20 households / for: 1 household. Based on these findings, Mr. Curtis requested that the District put out a survey to all households on the lake before moving forward.

Mr. Curtis asked the Commissioners the reason for the draw down. Commissioner Waggoner responded by saying that aside from property owner requests, there are valid lake management reasons, as well: sea wall and dock repair/construction, vegetation control, fish management, etc. Most recently, Lakes Sequoyah and Cherokee were drawn down for those reasons.

After some discussion, Commissioner Prenger made motion to withdrawal the prior motion to draw down the lake on December 2. Commissioner Patterson seconded. Motion was unanimously approved.

David Webb announced that a survey will be drawn up and sent out to Lake Omaha property owners.

Fulton County Delinquent Letters: 491 letters representing 704 delinquent parcels were mailed last week.

Omaha Health & Fitness Extended Hours update: Weekdays 7am-7pm, Saturdays 8am-2pm  
Commissioner Waggoner commented that attendance has been great.

Lawsuit Update: A copy of the lawsuit complaint is posted on our website for public review. Commissioner Waggoner announced that our response to the complaint has been filed. The District is now responding to interrogatories.

Invoices for Golf, Boat Slips & Health Club: All invoices have been mailed out.

#### **Agenda Item # 5 New Business**

Foreclosure – Attorney Resolution & Contract: Commissioner Waggoner stated that the District, in conjunction with American Land Company, will conduct a foreclosure this year. It is the responsibility of the District to engage an attorney to oversee the process. Commissioner Waggoner presented a resolution and contract to hire Jon Abele to fulfill that responsibility. Commissioner Prenger made motion to approve the contract; Commissioner Patterson seconded. The Commissioners unanimously approved, and the resolution was read to the attendees.

Update on American Tower Lease – Cell Tower: American Tower currently pays \$500/month rent to the District for the cell tower space at Cherokee Acres. They have asked for a 50% reduction in that rate going forward. The District's response was no. We have not yet heard back from their attorneys.

Associate Membership Fee for 2019: After discussion regarding the Associate Membership program, Commissioner Patterson made motion to increase the fee to \$300 (was \$250 in 2018). Commissioner Prenger seconded. The Commissioners unanimously approved.

#### **Agenda Item # 6 YTD Income Report**

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

As of 12/31/18: Current Assessment Income Sharp County: \$950,183; Fulton County: \$591,924. Total Current: \$1,542,107. Delinquent Sharp County: \$156,640; Fulton County: \$90,303. Total Delinquent: \$246,943. Total Assessment Income: \$1,789,050.

Other Income: Recreational Facilities: \$262,798; Interest Income: \$4,236, All Other Income: \$88,369. Total Other Income: \$355,403.

Through 12/31/18, total expenditures were \$2,314,367, which is 99.89% of the projected budget with 100.00% of the year passed.



### **Agenda Item # 7 Budget Approval for 2019**

Commissioner Waggoner presented the 2019 budget for approval. Commissioner Prenger made motion to approve; Commissioner Patterson seconded. The 2019 budget was unanimously approved.

### **Agenda Item # 8 Comments**

Bob Curtis thanked the panel for listening to concerns and postponing the draw down of Lake Omaha.

Chuck Kristopeit asked for a renewed discussion on times of the monthly meetings. Commissioner Waggoner indicated that the topic is still open for discussion, and offered 3 proposals to the attendees:

1. Continue at 3:00pm each month **11 votes for**
2. 3:00 during the winter months / 5:30 or 6:00 during Daylight Savings Time **11 votes for**
3. 5:30 or 6:00 each month **2 votes for**

Further discussion will take place before a final decision is made.

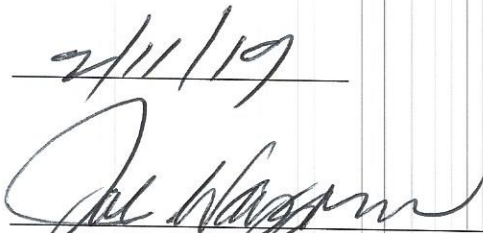
Mr. Kristopeit also asked about rebuilding the Thunderbird Queen. David commented that it was not put in the budget for 2019. He added that Scott Paul advised him that the pontoons were not in good shape to handle a reconstruction, either.

### **Agenda Item #9 Motion to Adjourn**


With no further discussion, Commissioner Waggoner requested a motion to adjourn; Commissioner Prenger made motion; Commissioner Patterson seconded. With no further discussion, the meeting was adjourned.

APPROVED DATE: \_\_\_\_\_


COMMISSIONER: \_\_\_\_\_

  
Joe Waggoner, Chairman

COMMISSIONER: \_\_\_\_\_

  
Ron Patterson, Vice-Chairman

COMMISSIONER: \_\_\_\_\_

  
Greg Prenger, Secretary