

**MINUTES
MONTHLY COMMISSIONERS MEETING
CHEROKEE VILLAGE SUBURBAN IMPROVEMENT DISTRICT #1
CHEROKEE VILLAGE, ARKANSAS
APRIL 19, 2021 3:00 P.M.
OMAHA CENTER REC ROOM**

Agenda Item # 1 Call to Order & Approval of Agenda

Chairman Jim Best called the meeting to order. Commissioners Best, Joe Waggoner, Tim Lee and the General Manager were in attendance.

Commissioner Best brought the April agenda before the Commissioners. Commissioner Waggoner made motion to approve; Commissioner Lee seconded. The agenda was unanimously approved.

Agenda Item # 2 Approval of March 2021 Minutes

Commissioner Best presented the March 2021 Commissioners Meeting minutes for approval. Motion to approve was made by Commissioner Waggoner; Commissioner Lee seconded. The Commissioners unanimously approved and signed the March 2021 minutes.

Agenda Item # 3 Old Business

Omaha Pool Analysis: Arkansas Pressure Testing out of Little Rock pressure tested the lines at Omaha pools to try to determine where possible leaks are under the decking. Leaks were detected in each pool however they were unable to get a good read on the main leak in the youth pool. Clarity Pools from Little Rock will be working to repair the leaks. They will remove the lights in the pool and fill the area in, repair structural cracks and replace the hydrostatic valve unit in the bottom of the pool. We'll then fill the pool and monitor from that point. Work is expected to begin in the next two weeks.

Omaha Auditorium Floor: The auditorium floor has been waxed, and it looks great. Total cost of the job was \$1,200; OHFC paid half and the Improvement District paid the other half. GM Webb extended his thanks to the Omaha Health & Fitness Club for splitting the cost of the work.

Some discussion took place regarding use of the floor by other groups. Commissioner Lee suggested further conversation on the topic and to re-address at the next monthly meeting. Commissioners Best and Waggoner were in agreement.

Salvage Equipment Sale: All equipment was sold and has been paid for. Total funds generated: \$14,120.00; expenses (advertising and moving equipment to auction location): \$601.54; net income: \$13,518.46. Commissioner Best thanked David and the SID employees for doing a great job with the auction.

Highland Prom: Highland High School has decided not to use the Omaha Center for prom this year. Prom will be held on the school campus.

Additional Signage Installed: Several of the brown and yellow SID directional signs have been replaced with reflective signage. This will help tremendously with upkeep; we won't have to paint the signs any longer. Work will continue on other signs throughout the Village.

Thunderbird Marina April hours: Thunderbird Marina is now open Friday – Sunday, 9am-5pm. They will open 7 days a week beginning May 1.

PO Dredging on Lake Thunderbird: David distributed requests to the Commissioners from two property owners on Winnebago Circle that would like to do some dredging. The area has been inspected by a dredging company out of Springfield, MO. The findings from the company indicated about 3" of silt in the locations; the property owner requests indicate that they want to remove 24". After discussion, Commissioner Waggoner made motion to decline the proposal. Commissioner Lee seconded. With no further discussion, the Commissioners unanimously concurred to decline the proposal.

Agenda Item #4 New Business

Aerification Schedule for Golf Courses: The South course was aerified last Monday. The North course is getting done today. Next aerification is scheduled for fall.

Painting Thunderbird Pool: We are expecting paint to arrive today. The pool has been acid washed in preparation. It will take 3-4 employees about a week to complete the painting.

Book Exchange Box: Joe Walton, Steve Reagan and Terry Hutchinson have built a book exchange box. It is located on Pinal Circle near Omaha Marina.

4th of July Fireworks & Pancake Breakfast: The pancake breakfast will be July 3rd at 6:00am at Baseheart Fire Station. Boat parade will be on the 4th with fireworks at 9:00pm at Lake Thunderbird.

Golf Cart Lease: The current fleet of golf carts is 15 years old. David commented that we currently have 38 48-volt battery-operated carts that were purchased in 2007 for \$3,600/cart. They each hold 4 12-volt batteries. Cost for new batteries is about \$750/cart, which is \$28,500 for the fleet. We are at the point where we need to replace batteries for the third time.

Our Club Car vendor, whom we've dealt with for many years, is offering to give us \$1,200 per cart with batteries, as is. Total to the Improvement District would be \$45,600.

Club Car has proposed a 72-month lease of 40 golf carts for \$44.00/month per cart. We will use the \$45,600 from the buyback to pay for the monthly lease amount of \$1,760. David mentioned that the money from the buy back, combined with what we won't have to spend on maintenance and batteries, will cover 45 months on the lease arrangement. At the end of the 72 months, we will have the option to buy the carts.

After some conversation, Commissioner Lee made motion adopt the lease; Commissioner Waggoner seconded. With no further discussion, the Commissioners unanimously approved adoption of the Club Car lease.

Wake Surfing – Guest Boats / Wake Surfing – Lake Omaha: Commissioner Waggoner began by saying that in 2018 a group of property owners in opposition of wake boat usage on Lake Thunderbird attended a monthly Commissioners meeting. At that meeting a decision was made to form a committee of property owners from Lake Thunderbird to discuss wake boat options. The committee developed guidelines outlining a permissible wake surfing area in the lake, and those guidelines were adopted by the Commissioners for use. Since that time there have been additional concerns brought forward of wake boats causing damage to shore line and docks.

After much discussion, Commissioner Lee made motion to table the subject for thirty days. Commissioner Waggoner seconded. With no further discussion, the Commissioners unanimously agreed to table wake boat discussion and decisions for thirty days, during which time further research will be conducted.

Board of Equalization Meeting: Commissioner Best announced that a Board of Equalization meeting will be held at the next monthly meeting at the request of a property owner. Attorney Matt Bishop will be in attendance to oversee the equalization meeting.

Mr. Bishop also represents the Improvement District in the pending lawsuit. While here, he will give an update on the lawsuit.

Foreclosure: Paperwork has begun on a foreclosure for lots with delinquent Improvement District assessments. There are approximately 724 lots in Fulton County and about 725 lots in Sharp County. Those number will drop off as notices go out and payments are made.

Agenda Item # 5 YTD Financial Report

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

As of 3/31/2021: Current Assessment Income Sharp County: \$8,605; Fulton County: \$2,984. Total Current: \$11,589. Delinquent Sharp County: \$51,257; Fulton County: \$26,828. Total Delinquent: \$78,085. Total Assessment Income: \$89,674.

Other Income: Recreational Facilities: \$117,573, Interest Income: \$477, All Other Income: \$44,773. Total Other Income: \$162,823.

Through 3/31/2021, total expenditures were \$357,844, which is 12.82% of the projected budget with 25.00% of the year passed.

Payments to the City:	March	\$ 8,662
	Year-to-Date	\$ 27,563
Payments for hydrants to CV Water:	March**	\$ 28,960
	Year-to-Date	\$ 43,440

** February water bills were not received until March, probably due to weather.

Agenda Item #6 Comments from Property Owners

Commissioner Best opened the floor to questions or comments:

Property Owner posed question: Is there a budget for Omaha Center? David answered that there is one. Property owner continued that she has been coming to the Omaha Center for about a year, and she feels that maintenance is not kept up at the center. She cited an "out of order" sign in the ladies' bathroom for a year, furniture is dated, containers are set around to catch roof leaks. David responded saying each of the facilities is in need of various maintenance issues, he greatly knows the needs and is working to address the issues.

Agenda Item #7 Motion to Adjourn

Commissioner Best requested motion to adjourn. Commissioner Waggoner made motion. Commissioner Lee seconded. With no further discussion, the meeting was adjourned at 4:38 p.m.


The next Commissioners monthly meeting will be held Monday, May 17, 2021 at 3:00 p.m. at the Omaha Center.

APPROVED DATE: 5-17-2021

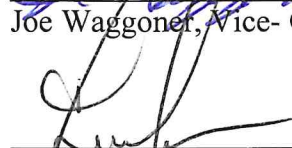
COMMISSIONER:


Jim Best, Chairman

COMMISSIONER:


Joe Waggoner, Vice- Chairman

COMMISSIONER:


Tim Lee, Secretary