

MINUTES
MONTHLY COMMISSIONERS MEETING
CHEROKEE VILLAGE SUBURBAN IMPROVEMENT DISTRICT #1
CHEROKEE VILLAGE, ARKANSAS
JUNE 21, 2021 3:00 P.M.
OMAHA CENTER REC ROOM

Agenda Item # 1 Call to Order & Approval of Agenda

Vice-Chairman Joe Waggoner called the meeting to order. Commissioners Waggoner, Tim Lee and the General Manager were in attendance. Commissioner Jim Best was not in attendance.

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

Agenda Item # 2 Property Owner Comments/Questions on Agenda (limit 3 minutes)

No questions or comments were heard.

Agenda Item # 3 Approval of May 2021 Minutes

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

Agenda Item # 4 Old Business

Mediation Update: Mediation process took place on June 9 via Zoom. Mayor Stokes was in Little Rock with the City's attorney, the Commissioners were in Fayetteville with the District's attorney, Jonathon Rhodes was in Jonesboro with ALC's attorney, the Kronkosky's and their attorney also appeared via Zoom.

Commissioner Waggoner stated that all parties were required to sign a confidentiality agreement. He did mention that there was active discussion and some proposals were made. The mediation convened that same day, and will re-convene July 8, 2021.

Omaha Pool: GM Webb said that the contractor from Clarity Pools is not on site; he has been working in Louisiana. We are still hoping to get him here to get the work done.

One of the other issues opening Omaha is the availability of 3" chlorine tables needed for the pools; Pruetts Pools & Spa in West Plains, MO received a shipment of 3" chlorine tablets. The District bought the entire lot. This stock will allow us to finish the rest of the year at Thunderbird pools, and will provide about half of what we would need to operate Omaha pools. Cost of the chlorine: approximately \$10,000.

Commissioner Lee asked David for the operating numbers from last year at Omaha pools: For comparative purposes these figures are from July 2020 – Labor Day 2020: water: \$16,000; wages: \$23,500; electricity: approximately \$3,200 (the entire Omaha Center is on one meter; this is an estimate). Approximate cost to operate from July 2020 – Labor Day 2020: \$42,700. David noted that this does not include the cost of chemicals. Water bills broken down per month during 2020 pool season: May \$5,000; June \$9,100, July \$10,050, August \$11,000, September 1 – Labor Day: \$2,500.

Some discussion took place regarding the feasibility of opening Omaha pools as they are so folks can enjoy the facility. It was decided to see if the contractor from Clarity Pools will be able to get here, and more conversation will take place then.

Omaha Roof Bids: Mr. Waggoner stated that two contractors have been on site to look at the roof. The leaking issues have been on going for 2-3 years now. David provided the bid information: West Plains Roofing: \$72,900 (does not include OSB for interior wall replacement). If the interior wall needs to be replaced, an additional cost of \$85/4'x8' sheet of OSB will be added to the \$72,900. Yutze Roofing: \$113,741. It was noted that the Yutze Roofing bid involved more in-depth work.

Commissioner Waggoner indicated that further discussion will be needed regarding the bids.

Agenda Item #5 New Business

CV Fire Department Annual Pancake Breakfast Saturday July 3: The annual pancake breakfast will be held July 3. This is a good event for the fire department, as well as the community as a whole.

4th of July Fireworks Display – Thunderbird Park Trees: The 4th of July fireworks display will take place on the Thunderbird Lake dam. Crews have been trimming trees at Thunderbird Park for the event.

Basketball Goal Install: A property owner has asked if we can install a basketball goal at the golf courses. Due to limited space at the golf course parking lots, that won't be feasible. However, we do have room on the west end of the Omaha Rec Center parking lot and in the lower parking lot at the Thunderbird Rec Center. NAEC has offered to donate a wooden pole for the goal and dig a hole at the Omaha Center, should we decide to move forward.

Gitchee Gumees Parking Lot: The parking lot at Gitchee Gumees Beach is in rough shape. We are in the process of contacting companies to get bids on fixing that parking lot.

Extend Line of Credit: The District has had a line of credit with FNBC for a number of years. There are times during the year when our expenses are more than the assessment income (typically this time of year). At times we've had to utilize the credit in order to cover those expenses. David commented that we have not had to use it for the last couple of years. In order to keep it open, however, we will need to extend the Line of Credit.

In the absence of Commissioner Best, Commissioner Waggoner made a motion to renew the line of credit with FNBC:

The amount is \$225,000 at a rate of 4.5% for 12 months, and up to 24 months if possible. Authorized signers will be Commissioner James W. Best, Commissioner Joseph G. Waggoner, Commissioner Timothy D. Lee, and David N. Webb, General Manager.

Commissioner Lee seconded the motion. The Commissioners unanimously voted to extend the line of credit with FNBC.

Agenda Item # 6 YTD Income Report

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

As of 5/31/2021: Current Assessment Income Sharp County: \$670,155; Fulton County: \$280,841. Total Current: \$950,996. Delinquent Sharp County: \$102,360; Fulton County: \$67,640. Total Delinquent: \$170,000. Total Assessment Income: \$1,120,996.

Other Income: Recreational Facilities: \$160,066, Interest Income: \$877, All Other Income: \$87,892. Total Other Income: \$248,835.

Through 5/31/2021, total expenditures were \$1,056,454, which is 37.86% of the projected budget with 41.67% of the year passed.

Payments to the City:	May	\$ 140,053
	Year-to-Date	\$ 381,627

Payments for hydrants to CV Water:	May	\$ 14,480
	Year-to-Date	\$ 72,400

Commissioner Waggoner turned the floor over for public comments:

Property Owner Steve Reagan asked for confirmation that the mediation was via Zoom, not in person. Commissioner Waggoner & Commissioner Lee both confirmed that it was live via Zoom, not in person, but all parties could see each other on the screens.

Mr. Reagan also asked if it would be possible for a summary of the Commissioner monthly meetings for the public to view before the minutes are signed at the next monthly meeting. He went on to say the timeliness of posting signed minutes a month after the meeting can be problematic for folks wanting to know what was discussed. Both Commissioner Waggoner and Lee agreed that it is a good suggestion; GM Webb was also in agreement.

Another property owner posed question about the first roofing bid from West Plains Roofing: did their bid include "crickets" being installed? Answer: No – but the Yutze bid does include "crickets".

An additional property owner asked if converting the pools to salt water pools, in light of the chlorine shortage, would be feasible. David answered that would take a major conversion.

Same property owner posed additional questions: Do we have 5 pools, and are they all leaking? If not, can we just close the one or two pools that are leaking? David responded that there are 4 pools at Omaha and 2 at Thunderbird. Due to the connected filtration system at Omaha, that is not a possibility.

Agenda Item #7 Motion to Adjourn


Commissioner Waggoner Made motion to adjourn. Commissioner Lee seconded. With no further discussion, the meeting was adjourned at 4:42 p.m.

The next Commissioners monthly meeting will be held Monday, July 19, 2021 at 3:00 p.m. at the Omaha Center.

APPROVED DATE: 7-26-21

COMMISSIONER: _____
Jim Best, Chairman

COMMISSIONER: 
Joe Waggoner, Vice-Chairman

COMMISSIONER: 
Tim Lee, Secretary