

MINUTES
CHEROKEE VILLAGE SUBURBAN IMPROVEMENT DISTRICT #1
CHEROKEE VILLAGE, ARKANSAS
OCTOBER 21, 2019 6:00 P.M.
OMAHA CENTER AUDITORIUM

Agenda Item # 1 Call to Order & Approval of Agenda

Chairman Joe Waggoner called the meeting to order. Commissioners Waggoner, Ron Patterson and the General Manager were in attendance. Commissioner Waggoner brought the October agenda before the Commissioners. Commissioner Patterson made motion to approve; Commissioner Waggoner seconded. The agenda was unanimously approved.

Agenda Item # 2 Approval of September 2019 Minutes

Commissioner Waggoner presented the September 2019 Commissioners Meeting Minutes for approval. Motion to approve was made by Commissioner Patterson; Commissioner Waggoner seconded. The Commissioners unanimously approved the September 2019 minutes.

Agenda Item # 3 Old Business

- Horseshoe Courts 75% Complete: Mr. Waggoner gave the floor to Steve "Howie" Howe for an update. The first half of the project is near completion. The Horseshoe Pitchers Club is planning to complete the second half next year. Commissioner Waggoner added that the Omaha Health & Fitness Center and the SID contributed materials for the project.
- Golf Tournaments Completed: The CV Ladies Invitational hosted 88 players from across Arkansas and Missouri. NAEC hosted 80 players in their corporate outing. The CV Property Owner Tournament hosted 96 players. All reports and comments have been very positive from each event.
- Iamonia Park: The park has been mowed, brush has been removed and trash picked up.

Agenda Item # 4 New Business

- Parks & Rec Department – CV Dams: Parks & Rec has been weed eating and cutting dams.
- Underground Fuel Storage Tanks: The SID has 5 underground tanks, 4 of which are in need of maintenance. Commissioner Waggoner turned the floor over the GM David Webb for further comment: the tanks are located one at each golf shop for fuel sales, one at Omaha Marina that we do not sell fuel from, one at Baseheart Fire Station for usage by Parks & Rec, and one at the North Maintenance shop that is used often. Each tank is checked daily for fuel levels, recorded to a spreadsheet and sent to Texas for proper validation. That paperwork and the tanks are also subject to annual inspection by ADEQ. Every three years, each tank must pass a pressure test; each tank passed. Corrosion protection is also included in the inspection via a diode reading; four tanks did not pass. Baseheart did pass.

Due to the cost to bring the four tanks up to standard, and the continuous cost of readings and inspections, David proposed the following: Leave the tank at North Maintenance in the ground and add corrosion protection. Remove the other three tanks (this must be done by a certified person). Replace the area with fresh dirt after removal. (The soil must be tested 12 inches below the tank before filling with fresh dirt.)

Adding corrosion protection to all underground tanks will cost approximately \$22,000, plus the continuous costs mentioned earlier. Removal of three tanks (Omaha Marina and each golf shop) and adding corrosion protection to the tank at North Maintenance will cost approximately \$13,300. David added that a decision will be needed soon due to a 30 – day compliance deadline by ADEQ.

The Commissioners agreed to move forward with removing the noted tanks and adding the corrosion protection to the North Maintenance tank.

- CV Pools: During the summer season pool water is filtered through large sand filters, cleaned and moved back into the pools. The filters are then back washed for cleaning, and that water goes into the lake (about 3,000 – 5,000 gallons at Thunderbird and 6,000 – 9,000 at Omaha). The District has been using this process since the mid 60's at Thunderbird and the mid 70's at Omaha.

The ADEQ recently received a complaint about the fact that SID empties pool water (backwash) into the lakes. The backwash is considered "gray water", and ADEQ has told us we need to address the issue. (When pools close for the season, the water sits for two days allowing it to become dechlorinated. It is then emptied into the lakes. ADEQ has confirmed that this is not a problem.)

Thunderbird: David indicated that we may be able to tap into the existing sewer system that runs by the Thunderbird Center. The process may be difficult and will be costly.

Omaha: There is no sewer system at or near Omaha Center. David provided 3 options:

1. Dump the backwash into a holding tank and have the contents taken to a waste water treatment plant by a certified driver. The holding tank would need to be a large one, and emptied at least once a week.
2. Install field lines to disperse the back wash. The health department would be involved with this process.
3. Install filtration into the gray water line; David is waiting for further information on this option.

David added that these systems were built in the mid 60's and 70's, and are not necessarily easily adaptable. The changes need to be complete before the pools open in May of 2020.

- Monthly Meeting Time Change: The May 2019 minutes reflect a unanimous vote to change the Commissioners monthly meeting to the third Monday of each month at 6:00 p.m. during Daylight Savings Time. The meeting would then revert back to 3:00 p.m. when Daylight Savings Time ends. That time change will take place on November 3, 2019. Commissioner Waggoner confirmed that the monthly meeting will, therefore, now take place on the third Monday of each month at 3:00 p.m.

Agenda Item # 5 YTD Income Report

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

As of 9/30/19: Current Assessment Income Sharp County: \$838,653; Fulton County: \$328,013. Total Current: \$1,166,666. Delinquent Sharp County: \$98,249; Fulton County: \$102,116. Total Delinquent: \$200,365. Total Assessment Income: \$1,367,031.

Other Income: Recreational Facilities: \$240,140, Interest Income: \$5,898, All Other Income: \$107,565. Total Other Income: \$353,603.

Through 9/30/19, total expenditures were \$1,817,100, which is 67.55% of the projected budget with 75.00% of the year passed.

Payments to the City: As of 9/30/19 (assessments collected in August): \$ 29,104
Year-to-Date: \$464,790

Payments for hydrants to CV Water: As of 9/30/19: \$ 14,480
Year-to-Date: \$130,320

Agenda Item #6 Comments from Property Owners

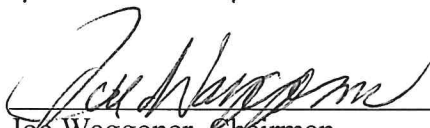
Joe opened the floor to the attendees.

Ron Page applauded Village Pride and everyone involved in the road clean up on October 12. Jonathan Rhodes added that there were 50 volunteers helping that day.

Agenda Item #7 Motion to Adjourn

Commissioner Waggoner requested a motion to adjourn. Commissioner Patterson made motion; Commissioner Waggoner seconded. With no further discussion, the meeting was adjourned at 6:33 p.m.

APPROVED DATE: 11-18-2019

COMMISSIONER: 
Joe Waggoner, Chairman

COMMISSIONER: 
Ron Patterson, Vice-Chairman