

**MINUTES**  
**CHEROKEE VILLAGE SUBURBAN IMPROVEMENT DISTRICT #1**  
**CHEROKEE VILLAGE, ARKANSAS**  
**SEPTEMBER 16, 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, Greg Prenger, Ron Patterson and the General Manager were in attendance. Commissioner Waggoner brought the September agenda before the Commissioners. Mr. Waggoner requested that a group from "NEXT", who was en route to speak about their project, be placed between Agenda Items 6 & 7. Commissioner Prenger made motion to approve; Commissioner Patterson seconded. The agenda, and modification, was unanimously approved.

**Agenda Item # 2 Approval of August 2019 Minutes**

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

**Agenda Item # 3 Old Business**

- Carpet Installed in South Clubhouse: Carpet installation in the hallway and restrooms is complete. Some work has also been done in the restaurant. Joe commented that two individuals have shown interest in the restaurant; conversations are taking place.
- Aerified North Course Monday, September 9th: The greens at the North Course have been aerified
- Aerifying South Course Monday, September 16th: The greens at the South Course were aerified today, September 16.
- CV Trails Update: Jason Stewart, director of Civil Engineering at ASU and three of his senior students met with Joe and David regarding the CV Trails project. The group has adopted our trail expansion as a project for the three students. They will provide us with a finished plan in May, 2020. The first stage is a proposed bridge over the spillway at Lake Thunderbird to a trail over the dam. The second stage is a bridge across the spillway over Lake Cherokee and a trail across the dam. The intent is to interconnect parks and walkways. They are also looking at feasibility to expand Tohi Trail.

**Agenda Item # 4 New Business**

- CV Horseshoe Courts Expansion: Steve Howe ("Howie") is going to extend the south roof to help deflect some of the heat. Howie expressed his appreciation of the volunteer help and donations from the Horseshoe group. He commented that the club has 20-25 members; they pitch April – October, Monday & Friday at 8:00am, and practice on Wednesdays. Joe thanked Howie for his hard work and dedication to the Horseshoe Pitchers Club.

- CV Ladies Invitational: The CV Ladies Invitational will be held Wednesday, October 2 at the South Course. 80-100 players are expected to play.
- North Arkansas Electric Co-op Corporate Outing: The NAEC outing will be held Thursday, October 3 at the South Course. The outing is a fundraiser for the "Operation Roundup" project through the co-op.
- CV Property Owner Tournament: The Property Owner Tournament will be held Saturday, October 5 at the North Course.
- Lake Omaha Waterfront Homeowners: This agenda item was added due to the number of phone calls to the office regarding this topic. Joe took an opportunity to dispel a rumor that the District was going to lower Lake Omaha. He reminded attendees that, while it had been up for discussion in prior meetings, there had been no decision made to lower the lake.

Sue Henley asked for clarification on the draw down and the survey to Omaha lakefront owners that the Commissioners voted on in January 2019. Joe answered that the lake will not be drawn down this year, per discussions at prior meetings; conversation may start back up after the first of the year.

After some discussion, Greg Prenger made motion to commit to taking a survey of Omaha lakefront owners before a decision is made regarding the draw down. Ron Patterson seconded. The Commissioners unanimously agreed.

Joe announced that we will be stocking the lakes with game fish this fall. The biologist that advises us said the water temperature needs to be about 75 degrees. We will start checking temps the last two weeks of October to determine the best time to stock. We do not know the break down yet, but we do have \$10,000 budgeted for stocking.

#### **Agenda Item # 5 YTD Income Report**

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

As of 8/31/19: Current Assessment Income Sharp County: \$782,006; Fulton County: \$300,919. Total Current: \$1,082,925. Delinquent Sharp County: \$96,668; Fulton County: \$101,837. Total Delinquent: \$198,505. Total Assessment Income: \$1,281,430.

Other Income: Recreational Facilities: \$223,910, Interest Income: \$5,897, All Other Income: \$105,480. Total Other Income: \$335,287.

Through 8/31/19, total expenditures were \$1,654,138, which is 61.49% of the projected budget with 66.67% of the year passed.

#### **Agenda Item #6 Order of Levy**

Joe explained that every October the District is required to submit an Order of Levy to each county stating what the assessment will be for the following tax year. The Order of Levy will be filed in both Sharp and Fulton County in October; we are also required to post a legal notice of the levy in the newspapers in January of each year.

Commissioner Waggoner requested a motion to authorize the levy at 4.5% for collection in 2020. Commissioner Prenger made motion; Commissioner Patterson seconded. The Commissioners unanimously approved and signed the levy for each county.

### **"NEXT" Discussion**

Joe introduced Mr. Mike Beam and Mr. Scott Hamby from NEXT. The program is being offered as a fiber optic internet/phone/tv alternative to NAEC members. It is anticipated that the program will be up and running in the Fulton County section of Cherokee Village by the end of 2019. Mr. Beam and Mr. Hamby spoke about the program and answered questions from the attendees.

David extended his thanks to Mike and Scott for their time and professionalism.

### **Agenda Item #7 Comments from Property Owners**

Joe opened the floor for questions and comments.

Ed Kulik commented that there is more and more traffic on Lake Omaha and there is an increase in people not following the rules. Would the Commissioners be open to printing the lake rules and distributing to the property owners? And would they also consider posting the counter-clockwise rule at the launch ramp?

Mr. Kulik asked how he can help fill divots on the golf courses when he is out playing. There are sand piles at both courses; David mentioned that anyone is welcome to fill a bottle with sand to help fill the divots.

David Newell asked if the District will provide Lake Safety with cell phones to handle after hours situations. David Webb said to call the non-emergency number at the police station and they will get a hold of us. Mr. Newell also asked if we would give lake maps showing buoy locations to people purchasing boat permits.

Mr. Newell also asked if the Commissioners have considered forming a commission of property owners to help with a 5, 10, and 20-year plan for spending the extra assessment income. David responded by saying that they have, but until we know what that income is, we really have no way of making plans how to spend it.

Steve Reagan posed question: What would it take to keep one of the pools open through the month of September? Commissioner Waggoner commented that he would be happy to look into that and evaluate for next year.

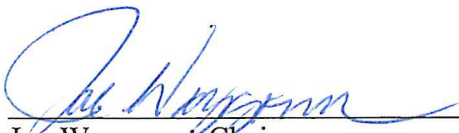
Mr. Reagan then asked for an update on the law suit. Joe said that there is nothing new to report since the last meeting.

Chuck Kristopeit asked about the feasibility of doing foreclosures every year, instead of every two years. Joe and David commented that a yearly foreclosure would be cost prohibitive.

**Agenda Item #8 Motion to Adjourn**

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

APPROVED DATE: 10-21-2019

COMMISSIONER:   
Joe Waggoner, Chairman

COMMISSIONER:   
Ron Patterson, Vice-Chairman

COMMISSIONER: \_\_\_\_\_  
Greg Prenger, Secretary