

**MINUTES  
EXECUTIVE SESSION & WORKING COMMISSIONERS MEETING  
CHEROKEE VILLAGE SUBURBAN IMPROVEMENT DISTRICT #1  
CHEROKEE VILLAGE, ARKANSAS  
SEPTEMBER 10, 2021 11:00 A.M.  
S.I.D. ADMINISTRATIVE OFFICES**

**Agenda Item # 1 Call to Order & Approval of Agenda**

Chairman Jim Best called the meeting to order. Commissioners Best, Waggoner and Lee were in attendance. Mr. Best brought the agenda forward; Commissioner Waggoner made motion to approve; Commissioner Lee seconded. The agenda was unanimously approved.

**Agenda Item # 2 Executive Session to handle personnel issues**

Commissioner Best adjourned the meeting to Executive Session.

**Agenda Item # 3 Work Session**

Commissioner Best re-adjourned at 12:00pm for working session:

- Evaluate rates per parcel type: Discussion consisted of defining parcel types: lake, golf course, interior, improved, unimproved. Additional discussion took place regarding the mechanics of setting a levy, setting caps, how to update the SID Lots system to accommodate the required changes, and how to get that data to each county for the upcoming tax year.
- Methods to track payments & balances: Discussion on this topic consisted of the mechanics needed to track payments, interest rates, balances, etc.
- County requirements: Question arose of county requirement for filing of levy. What is deadline? Typically, the levy is set at the September meeting, to take effect the following January. Can we wait until after October 20, when the Judge will hopefully approve the settlement? Andi will call each county for that information.
- Inputs needs SID: We will need to confer with Mike Green, our software specialist, to adjust the Lots system in Microsoft Access to accommodate the new structure – valuation, levy, caps, etc.
- CV Water discussion: Commissioner Best is in discussion with Matt Bishop regarding our contract with the water department fire hydrants. Matt is reviewing material, and will respond to Jim with his opinion.
- Auditor – requests letter for audits/reviews: Discussion took place regarding audit needs. Due to COVID, we were not audited last year; we are now in need of two-year audit. FNBC, who holds our line of credit, will accept a review, rather than a full audit. It was

decided to progress with a review for 2019 & 2020, and a full audit for 2021, due to personnel changes in the GM position. The Commissioners unanimously agreed to move forward with a review for 2019 & 2020 and a full audit for 2021. Andi will form a request letter to the auditor.

Topic not on the agenda: stocking the lakes – Andi advised the panel to consider stocking the lakes – it is typically done this time of year, it is budgeted for in 2021. After brief discussion, Commissioner Waggoner directed Andi to seek information regarding stocking.

More discussion took place regarding mechanics of the settlement – valuation, residential versus commercial properties, reserved properties, levy, income, expenses, etc. Also discussed was possibility of increasing user fees for 2022.

Conversation turned to David Gruger and BOE request for his commercial property at #30 Warpath Drive; situation has not been resolved. Commissioner Best will follow through with a conversation with Mr. Gruger.

The Commissioners unanimously agreed to table decisions of levy and user fees until the regular monthly Commissioners meeting on September 20, 2021.

Brief discussion took place about the SID administrative office lease with King Rhodes, and feasibility of moving our office spaces.

Commissioner Lee brought forward a proposal from Eddie Ishmael regarding leasing our campgrounds. It was decided to have Eddie present the proposal at the September 20 Commissioners meeting.

Commissioner Lee also mentioned that he is actively working on the situation with the Omaha pools and possibility of getting them repaired before the 2022 summer season.

Mr. Lee commented that Shona Covington (drama teacher at Highland High School) has reached out to him regarding renting the lower Thunderbird building for the Highland School District drama club. They no longer have a stage at the high school to perform their play. Mrs. Covington is asking for about a three-week rental period to rehearse, set up and perform the play. The Commissioners were in agreement to allow the school district to rent the facility for \$300.00.

#### **Agenda Item # 4 Motion to Adjourn**

Commissioner Best requested motion to adjourn. Commissioner Waggoner so moved; Commissioner Lee seconded. With no further discussion, the meeting was adjourned at 1:40pm.

APPROVED DATE: 10/4/2024

COMMISSIONER:   
Jim Best, Chairman

COMMISSIONER:   
Joe Waggoner, Vice- Chairman

COMMISSIONER:   
Tim Lee, Secretary