

MINUTES MONTHLY COMMISSIONERS MEETING
CHEROKEE VILLAGE SUBURBAN IMPROVEMENT DISTRICT #1
CHEROKEE VILLAGE, ARKANSAS
NOVEMBER 15, 2021, 3:00PM
OMAHA CENTER REC ROOM

Agenda item #1, 2 and 3: Call to order and Approval of Agenda and previous meeting minutes

- Jim Best, Chair of Commissioner's called the meeting to order at 3 pm, Monday, November 15, 2021. Commissioner Best, Waggoner and Lee are all in attendance, in addition to Betsy Waugh, SID General Manager.
 - Approval of agenda for today was first order of business. Commissioner Best made motion to approve, Waggoner seconded the motion and all were in favor of approving.
 - Approval of last months meeting, was very detailed, Commissioner Waggoner moved to approve, Commissioner Best seconded and all were in favor of approving.

Agenda item #4: Old business

Buoys

- Betsy Waugh spoke on this and stated that she had visited Lake Thunderbird after the last meeting and that was impossible to identify which owners had added buoys. Did have one visit from an owner who stated it was due to swimming and the boats are coming in behind the buoys. She suggested that we have all personal buoys removed during the winter and before season starts for 2022, that the buoys would be more strategically placed and repair/replaced for better visibility. Commissioner Best stated that we will begin policing these issues early and that a "no wake, means no wake". Try and correct behavior with early policing.

Docks on Thunderbird

- Betsy Waugh updated that she had inspected again today and no changes have been made. She did not get any response from owners from letter sent requesting they be in compliance by Nov 1st. She did state she spoke to one of the owners, who agreed to move, but still had not done so. The other owner will not respond to messages or letter. She has asked the attorney to send next notice as soon as possible. She also stated that a new sticker would not be sold to these owners unless docks are corrected.
- Commissioner Best request that we have more clear dock guidelines and that we need to speak to the city that we are making sure we are giving the same information. Ensure the process with the docs permits and SID office is being done correctly.
- Commissioner Lee asked what guidelines had been used, and Betsy Waugh explained that she had found documentation that previous Commissioners had approved moving from 24' to 32', from waters edge or sea wall, to furthest point of dock. In some of the old documentation, states 7.5' easements from each neighbor property line.

Baseheart Campground proposals

- We have received two proposals with the expectation of a third before the December 1, 2021, deadline.

Fire Hydrant update

- Betsy Waugh hand delivered a 30-day notice that we will no longer be paying the monthly payment. We will be responsible for the November payment, due December 1st. We have not heard anything from the water company since the notice was given.

Echols fire hydrant and corrections to the SID assessment for his parcel

- Betsy Waugh stated she had visited the location needing the utility easement behind Omaha and approved to use the SID property for water lines.
- Betsy Waugh also stated she had researched that SID was overcharging lot #8 at 50% when Mr. Echols only owns 9.3 % of the lot. A notice has been sent to Mr. Echols and the Sharp County tax assessor to show the correction for 2022.

Stocking the lakes update

- Betsy Waugh reported that after speaking with several of the fisherman, that before spending \$10K this year, we should have AR Game and Fish come in with a biologist and do a 5-year plan for our lakes. Now that we have a Lake committee, they can also assist with following up.

Omaha pool bid

- Betsy Waugh reported that she had Memphis Pool had visited the site and they proposed filling in the diving pool and extending the deck. Then putting a new shell inside the existing family pool, remove all of the decking and use for filling in diving pool, and some repairs to the mechanical room. Expecting an estimate for the one pool to come in less than \$350K. Believes the same can happen to the adult pool, possibly for the 2023 budget.
- The mechanical room needs repairs, but the filters were replaced about 15 years ago.
- Our current quotes range from \$632K to \$1.2 million. Looking for more affordable way to get pool open for 2022 summer season. Still waiting on proposal.
- We need to make a decision in December to try and get parts ordered, but we will be pushing it for June. Has some projects going on in Bella Vista, and willing to try and help us.

AGENDA ITEM #5 – YTD Income and Expenses through OCT 31, 2021

- Betsy Waugh handed out the expense and income report through October 31, 2021, for review.
- She also handed out a ROUGH DRAFT of the expenses, per location, for review. She explained the different expense columns for expenses and the variance from what we spent in 2021, versus what we project for 2022. Comments were made to give some description of where those expenses came from. Still missing the capital expenses and parks and rec, due to possible changes to that department. Waiting on landscaping bid to determine if savings is possible.
- The income portion of the budget is still in progress, but wanted to share some of the information she has already collected.

AGENDA ITEM #6 – New Business

Phillip Dedas, was not able to attend today's meeting.

- Betsy Waugh spoke that Mr. Deda feels he was not billed properly for his assessments, but he provided documents that showed the value being assessed differently. Our system showed both lots assessed at \$10K each, but he has documents that show differently.
- Commissioner Lee spoke up and said he had done some research and this comes back to the appraised value of the land. But the county season shows both are on the lake and unimproved, so I think he has a house on one of the lots. So, in complaining about his fees, they may go up. So, we basically cannot make any changes to the county system, and once that is corrected, we can fix it on our part. Commissioner Lee stated he can have a private conversation, but Mr. Waugh feels that Mr. Deda may want to put this back on the agenda for next month.

SID Refund forms

- Betsy Waugh spoke to she had provided copies of the SID refund forms on the back table. And stated we have them several places including the website.

Election model decision

- Betsy Waugh spoke up that we need to decide if we are going with Ozark Acres or Holiday Island, with one stipulation. One states that the SID employees are responsible for counting the votes and we don't want to put our employees in that position. We need to use a 3rd party to determine the election results. Commissioner Best stated he likes the Holiday Island proposal better, but we can pull in a JP if needed to determining the results. It is simple and easier to understand, and has already been tested by the courts.
- Commissioner Waggoner stated we could modify that, for example: the election committee could be 5, or some odd number. Also, the dates are different with there election being in December.
- Betsy Waugh reminded that we have 30 days to swear in the new commissioners and that we take that date and back it up to determine our election dates. She asked if they are going to vote on this today?

Commissioner Waggoner moved that we go with a modified Holiday Island model, with corrections to the dates and who counts the votes. Commissioner Best seconded the motion, and Commissioner Lee asked if we wanted to look at it before we vote. Commissioner Lee stated from what he read; it's actually Ozark Acres has the terms we want to use with SID employees. Not sure why we didn't want to use that one? Commissioner Best and Waggoner both stated that wanted Holiday Island with modifications. All agreed with the motion.

Increase in membership fees

- Betsy Waugh we have talked about increasing fees across the boards: meeting rooms, boat slips, membership fees, golf cart fees, etc. I've gone through and done some facility fees increase, including passing on the \$85 cleaning fees. Escalante is no longer an option to rent and needs removed from our brochure.
- Boat slip increases \$100 for Sequoya and Thunderbird, leaving Lake Omaha at the same cost of \$400. Increase from \$440 to \$540 for uncovered at both lakes, \$550 to \$650 for covered at Thunderbird.
- Renegotiating contract with Midlake Marina, with additional income from removing some of the free slips.
- Membership fees and golf fee increases? Golf cart fees need small increase due to new carts and lease. Membership billing needs to go out by December first, so needing vote today.

Commissioner Lee stated that the carts should be able to be used more than once per day, and less maintenance should show a benefit. The \$100 increase may be too low, but agrees they need to increase, with a wait list. He is not in agreement that we should fix some things to make things better to the amenities before increasing

Betsy Waugh asked if they were comfortable with her making the increases for the facility rentals. Several examples were made and agreed that she could do those increases, and we should do a better job marketing those facilities.

Commissioner Best agrees that we should get it where we can, but other memberships no higher than a 10% increase. Will email numbers for final approval.

- New resident spoke up that he loves the pickleball and please have a prospective before renting that owner are loving pickleball and fishing.
- Ms. Quick also spoke that she was a fairly new resident and wanted to ask if we charged for boat launching? Ms. Waugh replied we do not have a fee for launching and that she can get SID boat registered.
 - Ms. Quick hoped that we charged a fee and that we would have an attendant to ensure that the ballast is empty and we are not bringing invasive species to other lakes. Water flowing from leaves, etc., washing into the lake can cause issues and disease.
- Commissioner Lee also spoke that we were in the works with Midlake Marina and ask if they are checking stickers and doing want, we want them to do. He does a great service, but may need some other structure.

Hiring new attorney

- Commissioner Best informed us that the attorney used for the settlement is no longer interested in the day-to-day operations.
- Betsy Waugh stated that she had two attorneys interested: One has more experience and is more expensive. The attorney who attended at the last meeting, is less experienced and less expensive. He seems eager, and has been quick to respond to the questions we had. Just needing some general questions; lien waivers, employee issues, just general counsel.

Commissioner Best reminded that he did not require a retainer fee, just pay as you go. He also mentioned that he was hearing impaired, and was very impressive, with a good attitude. All commissioners agreed that Mr. Holder was the best fit for our needs.

AGENDA ITEM #7 – Property Owner Comments


- Unidentified speaker was asking about Lake Safety, and they are supposed to check boats?
- Ms. Page asked to be on the agenda today, representing the Cherokee Village trails committee. Our area desperately needs to improve trails and would like SID to think about having easements for those to be possible. She will return in December or January with more information.
- Beverly Moody spoke about what a great job the prisoners are doing with clean up around the Village. She also wanted to mention that she was part of a campaign from three years ago for life jackets for kids. They still have some at Gitchee-Gumee beach, Omaha and Sequoya, if anyone needs any. Betsy Waugh mentioned we could put some of those on the Lake Safety.
- Steve Raegan, who is an owner on Omaha. I want to recognize the transparency in the last few meetings is amazing and emails sent to Betsy were responded quickly. One suggestion, I can't always make the meetings and would like to see the meeting on video. It was awesome and would like to see that going forward.

- Lisa Morris spoke about the fishing size limit. She stated she sees a lot of fishing that are taking small fish, and some fish from daylight to dark, and takes from the owners who cannot fish all day and night. Stated they are taking the small fish and keeping it from growing up. The bass tournaments are supposed to catch and release, but later find a lot of fish floating.
- Tim Hutchison asked if we were bound by AR Game and Fish? And yes, they are on the lake during holidays.
- Mr. Flowers, who fishes in the tournaments for years, stated that all boats are required to have a live well to be in the tournament. Everyone pays fees to be on the lake, and we have invited Lake Safety to come to our tournaments and any fish that don't make it are harvested and not wasted.
- Mary Ann Quick stated that she wanted to visit about the buoys, and they are moving magically and need to be checked to see if they are anchored properly. Also requesting that they do not put any white carp back into the lake, they are taking over and need to be removed. She is also concerned about the quality of the lake water, and needs better communications that dumping in the lake is concerning. Ms. Waugh stated that she thought it would be a good idea to sign up for the lake committee, and Mr. Flower's is here for you to speak to.
- Joe Kaiser spoke that he is a 12-year owner, and that he own's the ROX Outfitter which is all about fishing. I agree that we need to have a survey about the lakes, which AR Game and Fish would be glad to do proudly. It will detail the types of fish, what we need to do to control the bad fish. Quickly, the bass tournaments on Tuesday night is fishing for fun. No one are killing fish, and numbers show only 8 fish didn't make it and those were eaten. AR Game and Fish Commission should determine fish sizes, and the smaller fish don't have size limits. I personally think the lakes are on a decline, but I think it will come back.
- Beverly Moody added that she would be interested in SID offering some classes to the owner's about the fish, lakes information and dock info. SID hopes to have some printed education to give out when people purchase boat stickers and check with Midlake to see what they are providing the individuals who rents boats.

Item #8 - Motion to adjourn

Commissioner Best moved to close meeting and Commissioner Lee seconded that motion, and all were in favor.

APPROVED DATE: 12/20/2021

COMMISSIONER BEST, Chairman: 

COMMISSIONER WAGGONER, Vice Chairman: 

COMMISSIONER LEE, Secretary: 