

COMMISSIONER MEETING

December 20, 2021

Minutes from the Meeting

Omaha Center – 3:00 pm

1. Call to order
 - a. Chairman Jim Best called the meeting to order at 3pm, with Commissioner Joe Waggoner, Commissioner Tim Lee and Betsy Waugh, SID General Manager, in attendance. We had an additional 27 property owner's sign into the meeting.
2. Approval of Agenda
 - a. Chairman Best called to approved Agenda, Commissioner Waggoner and Lee are both in agreement.
3. Approval of November 15, 2021 minutes AND Special meeting held on Dec 9, 2021
 - a. Chairman Best called for approval, Commissioner Lee and Waggoner were both in agreement.
4. Old Business:
 - a. Docks on Lake Thunderbird; Winnebago Cr.
 - i. Attorney Devon Holder has sent a letter with no response. He also tried calling both, with no return call. He sent another letter December 1st stating they **would not** be eligible to purchase a new boat sticker and will have to have the boats removed from the lake. Will ad back for update in January meeting.
 - b. Baseheart Campground proposals
 - i. After much discussion, the Commissioners agreed to do some further research and determine if leasing out the campground is the direction they want to go. Both proposals given were in attendance and were given the opportunity to pitch their vision for the campsite. Three of the owner's made comments: Dave Gruger, Karen Page and Bill Matselboba
 - c. Fire Hydrants
 - i. Will update in next meeting any discussion with legal counsel
 - d. Update on Omaha pool bids
 - i. Will update with any proposals received
 - e. Landscaping proposal
 - i. Commissioner Best moved to approved the landscaping contract and both Commissioner Lee and Waggoner agreed. They agreed to removing the Park and Rec Department, subcontracting out the Park and Recreation Department and forming a new Building Maintenance Department.
 - f. Phillip Dedas
 - i. His question was answered before the meeting and did not need to speak on it further.
 - g. John Deere lease
 - i. Commissioner Lee was asked to speak to the leasing company to ensure that we were getting the best possible pricing for the golf course new equipment. He

reported back to the board and the agreement was signed to get the equipment ordered.

5. YTD Income and expense report through November 30, 2021
 - a. This was provided with copies in the back of the room for anyone to take with them.
6. New business
 - a. Midlake Marina boat slips and contract
 - i. Discussion was started by Betsy Waugh, that the previous contract was last signed in 2001, which gave Mid Lake Marina two free boats slips. Over the years that had progressed to four slips; two covered and two uncovered. With the list of owners waiting for a boat slip, she suggested that no free slips were given. The Commissioners voted and agreed that we would offer the lease for \$0 for 5 years, but with no FREE boat slips.
 - b. Approval of changes to Employee Policies and Procedures
 - i. Betsy Waugh explained the changes are being made to the sick and vacation leave. The Commissioners all agreed to the changes, and it will be rolled out to all fulltime employees beginning Jan 1, 2022.
 - c. Budget approval
 - i. Commissioner Lee had a few questions regarding the increases in income, Ms. Waugh replied that she had used the actual income increases from 2021. She stated that she did not want to over inflate the income and then come up short at end of year. Her numbers were very conservative with hopes of doing much better in 2022. All commissioner agreed and the budget was approved
 - d. American Land Tower bid
 - i. By adding some additional carriers, American Land Tower came back with a one time pay out option of \$72,000 OR continue with the monthly payments of \$537.50 through 2023, where we will get a 7% increase every 5 years after. Commissioner Best agreed with GM Waugh that the monthly income for years to come was stable income versus the one time pay out. Ms. Waugh will reach out and let them know the decision and get the contract for January meeting to sign.
 - e. Payment from settlement
 - i. The Commissioners were provided with account balances to determine how we are going to pay the attorney fees due on 12/31/2021 from the settlement.
 - f. Election model and approved timeline shared
 - i. Mr. Ritter pointed out a typo on the second page concerning the owner notices, which will be corrected.
Commissioners all agreed on the time line at the special meeting on 12/9, and now reviewed the Election Rules and Regulations. Commissioner Best, Waggoner and Lee all approved.
7. Property Owners opportunity to comment (held to 3 minutes)
 - a. Karen Page – Discuss trails and SID land
 - i. Ms. Page spoke again about the importance of the trails and the growth of Cherokee Village. She reported that she believed SID could apply for grants to help assist in developing these trails and that possible easements on all future land sales be suggested for future development. Commissioner Best and GM

Waugh asked if she could provide more details in the locations and where the SID lots adjoin to review in the January meeting.

8. Motion to adjourn

- a. Commissioner Best called to adjourn the last meeting in 2021 at 4:31pm. Followed by Commissioner Waggoner and Commissioner Lee in agreement.

APPROVED DATE: _____

Commissioner Best, Chairman: _____

Commissioner Waggoner, Vice Chairman: _____

Commissioner Lee, Secretary: _____