

APPROVED MINUTES FROM THE MEETING

January 17, 2022

North Golf Course meeting room – 3:00 pm

1. Call to order
 - a. Meeting was called to order by Chairman Jim Best, with Commissioners Joe Waggoner and Tim Best in attendance, as well as GM Betsy Waugh.
 - b. Mr. Best stated that every January the Chairman changes and this year it will be handed down to Tim Lee. Mr. Lee will conduct the meeting going forward.
2. Approval of Agenda
 - a. Chairman Lee called for approval of the agenda, both Commissioners agreed unanimously.
3. Approval of December 20, 2021
 - a. Chairman Lee asked for approval of the December minutes of the meeting, both Commissioners agreed unanimously.
4. Old Business:
 - a. Docks on Lake Thunderbird; Winnebago Cr.- Attorney Devon Holder has update
 - i. Devon Holder provided a copy of the letter sent to Mr. Parker and Mr. Southard. Mr. Holder stated that Mr. Southard is wanting to set up a meeting before February 1st to prevent further action being taken and his boat is removed from the lake
 - b. Baseheart Campground proposals –
 - i. After much discussion, all three Commissioners agreed that they wanted the new Commissioners to have a say in how this is handled. They are choosing not to accept the proposal as this time and re-look at this later in the year.
 - c. Fire Hydrants – Update from attorney
 - i. GM Waugh updated that she has not had any response from Matt Bishop the attorney. She will continue to reach out. Some conversation was made between owners in the audience
5. YTD Income and expense report through December 31, 2021

- i. YTD reports were provided for review

6. New business

- a. Election notice to owner update
 - i. GM Waugh thanked DeeAnn Draper for her assistance in putting together volunteers to assist with the notice that went out. She also explained all of the dates on the timeline in the notice.
- b. GM spending limits
 - i. Commissioner Waggoner provided GM Waugh with suggestion of how that policy should be written. She is going to review and will further discuss in February meeting.
- c. Policy on owners returning lots
 - i. GM Waugh explained that occasionally we have request from owners of Trust properties that want to give the property back to SID. We agreed that a written policy would be in place and approved by the February meeting.
- d. Timeshare assessments
 - i. GM Waugh asked if this could be moved to the February meeting so that Melissa from the Coopershares could provide us with the written documentation concerning how the timeshare was put together and how they disburse guest cards.
 - ii. Commissioner Lee shared his concerns and this will be discussed again in February meeting.



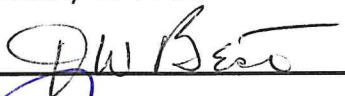

7. Property Owners opportunity to comment (held to 3 minutes)

- a. Karen Page – Discuss trails and SID land
 - i. Karen Page provided a map of locations in the West side of CV that has a lot of common areas that she would like SID to donate for walking and riding trails. Ms. Page was told that CV has grants and other resources that could possibly assist.
 - 1. Rob Smith spoke up and stated that the Hometown Grant would be the perfect direction to go with the trails proposals
- b. Mark Kronkowsky
 - i. Mr. Kronkowsky spoke on the following:
 - 1. Spoke on the common areas: stated that per the plat, that the common area of the subdivision is for the common use of the owners of the lots and shall in no way be used by the general public. His understanding is that those common area owners have an undivided interest in our subdivision. The way Mr. Cooper did it is that trails could only be done

inside our subdivision and not for use of the general public. Suggest using roadways and highway systems that the state has funds.

2. He is also concerned about the district having an official map of its boundaries. Through legislator Act 359, SID will be required that the district have a map of its boundaries, filing requirements with Sharp and Fulton County. We need to know which properties are in the district. He believes we should have an official map with this information. He also mentioned that those folks would not have access to our amenities.
 3. He thinks that Los Indios time shares are not in the district and should not have access to amenities.
 4. Associate Memberships he does not understand. He believes it is not good for the district and should promote more sales without them. Were in dyer straights to sell properties, and property ownership should be the only way to go.
 5. Guest use, he was unsure of that. Asking if we have a limit on how many guest passes can be used. He thinks this should be a policy.
 6. Fire Hydrants, he has issues with that too. He said he's confused if we don't own the fire hydrants, we shouldn't have to pay for them.
 - a. This issue has already been addressed and voted upon.
- c. Tracey Lee – update on the Omaha/Thunderbird Committee
- i. Tracey provided us with a copy of the meetings and attendance. She provided us with multiple items and estimated cost of events of activities that they would like to see happen at the Center. All of these items will be reviewed and implemented when funds and volunteers have chosen events and dates they would like to do.
- d. Unable to hear PO's name: Who spoke to having educational centers integrated with the nature trails with markers for plants, trees and flowers in our area.
- e. Brian Malone – With Arkansas Landscape. Mr. Malone spoke that he was upset that his bid for the landscaping was not awarded due to the large decrease compared to the other. Commissioner Lee spoke that his bid was provided after we had already voted and awarded the bid to another contractor. He will be eligible and encouraged to bid for the contract for 2023.

- f. Al Kmetz who lives in the Village stated that he had looked at the budget and sees that we are going to net over \$700K in 2022 and wondered if we already had projects in the works or would any of that money be returned to the owners. Commissioner Lee stated that we have several large items that need to be addressed, but that we are wanting to wait until we have all 5 Commissioners to move on some bigger items. He also stated that those funds don't all come in at one time and that is projected for the year.
 - g. Douglas Macarthur stated his concern was that we are not pushing to increase the retired presence in our community. He didn't understand why we pull younger people into the community that does not offer jobs for families.
8. Motion to adjourn
- a. Commissioner Lee called for the meeting to adjourn at 4:30pm. All agreed.

	
Chairman, Tim Lee	Date
	2/21/22
Commissioner Jim Best	Date
	
Commissioner Joe Waggoner	Date