

Unapproved Minutes
COMMISSIONER MEETING
February 21, 2022
AGENDA

Omaha Center Auditorium at 6:00 PM

1. Call to order
 - a. Tim Lee, Chair called the meeting to order at 6pm. Jim Best, Joe Waggoner, and Betsy Waugh were in attendance. We had 75 guests sign in for the meeting tonight.
2. Approval of Agenda
 - a. Tim Lee, Chair asked for agenda approval, both Jim Best and Joe Waggoner approved.
3. Approval of January 17, 2022 meeting
 - a. Tim Lee asked for approval, all commissioners unanimously agreed.
4. Old Business:
 - a. Docks on Lake Thunderbird; Winnebago Cr.- Attorney Grant Cox
 - i. Betsy Waugh spoke that another attorney had been hired and felt we had rights to govern our lakes. He will provide additional documentation and communications for next meeting.
 - b. Fire Hydrants – Update from attorney Grant Cox
 - i. Hired Grant Cox to handle this as well. He feels that after responding, he and the other attorney can agree to dismiss. If that isn't the case, he will file to be dismissed and then file on our behalf with a more aggressive approach. Further update in next month meeting.
 - c. GM Spending limit approval
 - i. GM provided a written policy for GM spending limits, following the Holiday Island policy. Commissioners will review and discuss in next month meeting.
 - d. Coopershares update – Los Indios
 - i. Melissa Smith provided all the commissioners and GM with copies of how the time shares came to be, how they provide guest cards for visitors and deeds to review. Commissioner Lee responded that he would review and let her know if we have additional questions.
 - e. Update on SID office move
 - i. GM updated that the move was completed on 2/14. She received bids from \$13,000 to \$40,000. We decided to subcontract for materials and labor and come in less than \$10,000.
5. YTD Income and expense report through December 31, 2021
 - a. A January financial was presented showing our actual income and expenses for the month. GM asked that any questions be directed to her office.

6. New business

- a. McKenzie Forensic Auditors – 2020 forensic and 2021 basic
 - i. GM presented a proposal from McKenzie Forensic Auditors for 2020 and 2021. Due to an audit not happening since 2018, we choose to do a detailed forensic review for 2020 and a basic for 2021. We budgeted \$13,500 for 2021 but needed approval for the \$23,000 bid for 2020. All commissioners unanimously agreed and signed contract to move forward.
- b. ARDOT agreement
 - i. This was signed with a notary and was removed from the agenda. All commissioners unanimously agreed.
- c. Lake Committee update – wave boats policies
 - i. Norman Flowers, Lake Committee Chair presented research found showing the damage to the shoreline and docks from Wave boats. The committee proposed that we not allow the boats to fill the bladders/ballast at any time. The commissioners stated they would like the new board of commissioners to amend that policy.
- d. Golf Committee update – private versus public
 - i. Ron Page, representing the Golf Committee, shared the concerns of increasing income and play at our courses. They committee presented some comparable pricing that includes the cart prices. All commissioners agreed and the new prices will begin immediately.
- e. Nominations for Commissioners
 - i. Robert Smith nominated Phillip Dedas
 - ii. Phillip Dedas nominated Dave Gruger
 - iii. Norman Flowers nominated Joe Kaiser
 - iv. Scott Speats nominated Ron Page
 - v. David Jett nominated Susan Jett
 - vi. John Lynch nominated Douglas MacArthur
 - vii. Diane Canals nominated Bill Matselboba
 - viii. Danny Idol nominated Peter Martin (who later rejected the nomination)
 - ix. Paul Huench nominated David Nebel
 - x. Michelle Peterson nominated Robert Dreyer

(Each nominee will be verified property ownership, current on all taxes and verify lives in CV city limits. We also requested a brief bio be presented to SID in the next 7-10 days to be posted for all owners to review)

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

- a. Mike Morris Tree Service – past due invoice from 9/2020
 - i. Mr. Morris was not is attendance. The situation was described and confirmed that payment for past due invoice from 09/2020 not be paid.
- b. Robert Smith spoke that he would like to see a debate between our new nominees
- c. Douglas MacArthur would also like a debate were everyone is asked the same questions
- d. Bill Matselboba asked how much money was budgeted for Thunderbird
- e. Danny Idol stated that wave boats should not be allowed on our lakes. Not large enough and causing damage to boats
- f. DeeAnn Draper asked for volunteers for upcoming early elections and election day.

8. Motion to adjourn

- a. Tim Lee called to adjourn the meeting, all commissioners agreed.

Tim Lee, Chair of Commissioners

Date

Jim Best, Commissioner

Joe Waggoner, Commissioner