

COMMISSIONER MEETING

April 22, 2022

APPROVED MINUTES

SPECIAL MEETING

North Golf Course – 1:00 pm

1. Call to order

a. Meeting was called to order Tim Lee at 1:00pm.

- i. Before we approve the agenda, I want to state that the campground and wake boat are big decisions and that we should have a full board, and right now we do not. I would like to focus on that and would entertain a motion to remove those items for today until we have a full board. Does anyone want to move on that?
- ii. Ron Page stated that he thought we needed to take action today and at least have a plan going forward.
- iii. Joe Kaiser made a motion that we hold back until we have a full commission of 5.
- iv. Tim Lee seconded the motion.
- v. David Nebel stated this has been going on for a long time with boating season coming up and we need to move forward. And with needing another commissioner. He thinks it should be split and we talk about the campground and wait until full commission for the wake boat.
- vi. Ron Page shared he had spoken to over 50 people who reported damage and erosion. I am going to go over on Saturday and look at it from the lake side, but the wake boats are creating significant damage to the docks, boats and the quiet enjoyment of others on the lake. We have this lane that people can run down and it won't make a difference due to the wake being too large for those trying to enjoy Thunderbird. The issue is just when they have the bladder/ballast full.
- vii. Tim Lee stated that a motion was on the floor to bench both items and asked Joe if he wanted to amend that motion to discuss campground today and wake boat when we have a full board.
- viii. Joe Kaiser stated he would amend, but asked if discussion was still open? Joe has some notes that he would like to share:
 1. Countless nights have been spent trying to do the right thing. Living in a world of extremes, and these changes are different from the original intent back in the 60's. Everything has changed and I question if wake boats are the only thing that are destroying the shores. Land sales are booming and the housing market is exploding, which concerns what we will have 10 years from now. We aren't just retired anymore, and coming from all over to our area. So I question if wake boats are the only thing damaging the

lake? Do we have anything we can adjust for those new people coming in? Are we going to try and find compromise? I don't have a good answer. I have a feeling that we have others things to blame for this problem.

- ix. Tim Lee spoke specifically what we are talking about is filling the ballast/bladder. We are not, I believe unless someone else has an opinion, outlawing the boat just putting the water into the ballast to wake surf and create a deeper wake. I've stated my opinion, I live on the water, but I see it rarely and I am not ready to, like you, can't see that damage to docks is from those 6 boats alone, as infrequently they are used. That's my opinion.
 - 1. So your motion on the floor is to strike the motion to strike the wake boat decision until we have the whole board.
 - x. Ron Page asked to wait a minute and let him share what he has heard from 16 property owners.
 - 1. Perhaps the operators of the wake boats and boats over 100 hp should operate during a 360 degree turn for half an hour in their coves to determine the damage. Again, I am trying to represent the property owners on Thunderbird. Again, I think the wake boats should be allowed on the lake, and I hope to verify that when I am on the lake tomorrow, just not to wake surf or fill the ballast/bladder. Does that make sense to my fellow commissioners?
 - xi. Tim Lee, again the motion is on the floor and I will second the motion to wait until a full board to make this decision:
 - 1. Mr. Kaiser, Mr. Nebel voted yes and Mr. Page abstained his vote. Mr. Kaiser stated that an abstained vote is also a "yes" vote and Mr. Page changed his vote to no.
 - 2. Tim Lee said we have majority and we are going to strike that from today's agenda and move on
 - 3. GM asked if we have a date to put that back on the agenda or off until further. Instructed we will put this on May agenda.
2. Motion to approve the agenda
- a. Tim Lee asked to approve agenda with the change of removing the wake boat decision until a full board?
 - b. Ron Page made motion to approve agenda
 - c. Joe Kaiser seconded the agenda and all were in favor
 - d. Tim Lee asked if the property owners wanted to make any comments, and they have 3 minutes
 - i. Steve Thompson has been a 23 resident of CV, and is concerned to adjust the agenda. It would be helpful for those who are working, and we take time away from our business to comment that we should know in advance. I would like to comment on the wake boats, but now you have removed it from the agenda. Tim Lee gave permission for him to comment on the wake boats.

- ii. When we bought on the lake in the 70's we didn't have wake boats and we had damage to docks and erosion, mainly due to neglect of repairs to docks. All boats can create a wake and it is up to the operator to control the wake. He knows that on the major holidays and they are at the dock and entertaining guest, family and friends. They are not out on the lake when the lakes are busy. Again, you not looking at the type of craft, you have to look at the operator. One person from lake safety cannot handle all of those issues and we all have to help with that.
- e. Dee Ann Draper and have been a resident for 19 years. She commented on the election and we spent a lot of time and money putting this election on. Now we have had a commissioner resign and it only makes sense that the will of the voter stand and carry through to the next highest votes. It is the will of the voters, and the good old boy system would be eliminated if she is appointed.
- f. Mary Ann Quick and she lives on lake Omaha. She thinks we are looking at the wrong thing. You should be looking at the wake of the boat, not the equipment. So much research has been done on this subject and she suggest that other boats, including hers who is not a wake boat owner, but we have an inboard/outboard and I can throw a wake higher than my coffee table. If you are denying them to fill the bladder, then you're addressing his issue and not addressing mine. She suggests that we put together a special committee and let this year ride and change within 6 months. We should look at banning boats to grandfathering things in, to whatever, then look at those possibilities
 - i. Ron Page asked Ms. Quick how many times this should be kicked down the road? Ms. Quick response would be, if the bladders banning is done, SID is going to get sued again and they are going to lose again. And it's going to be discriminating against a boat saying you cannot have a motor. Should be kicked down the road until it is correct.
- g. Chuck Garrett has been here 22 years and has been coming to the meetings. The other commissioners would not do anything and the problem is the water in the bladder/ballast. The boats should not be banned, but at some point, we shouldn't allow anymore of those boats again. The committee won't make a decision the last four years and someone needs to make a decision and stop putting it on the agenda.
- h. Paul Heunch has two questions: You have the campground that you want to make some decision. It might be a good decision on what you're making the decision. #2 seems like a lot of confusion on the wake boats and needs a committee that can make a technical decision and not an emotional.
- i. Ron Page talked to a lot of people on Thunderbird and I want to bring that back. I've set on the board 6 days and they are tearing me up.
- j. Penny Trumpy spoke on the election, so you have rules and guidelines in place to fill a vacancy. And if I remember correct, that is suppose to be appointment to stay on cycle. And if I am not mistaken, even the ones that ran and was not elected can be considered for this position.
 - i. Tim Lee spoke that the rules were in place and that before Jim Best started the interview process with old commissioners and city officials,

and that was how I was appointed. We adopted the Holiday Island election rules, states that if a commissioner leaves in the middle of the term that the other commissioners would appoint and that is where we are today.

- k. Kathy Ingalls spoke with Tim Hutchison and said that he would feel that it was necessary to go through any kind of formal process and that he felt that Quorum Court would not ask that we go through all of that and just appoint. But he felt that the court would not expect us to go through an election again

3. Old Business:

a. Campground lease/management

- i. Tim Lee explained that the reason it seems that we are taking so long on issues is due to months of litigation, then an election and now we want our commissioners to be up to speed before making decisions.
- ii. He opens the campground discussion that we have a campground that is in disrepair. Do we want to lease this to someone else or keep this under our umbrella?
 - 1. David Nebel, after reading the proposal and compared to the cost estimate I provided to commissioners, he did not see how Country Tours could do this. He thinks we need more bids; one is not enough. He says no to this proposal.
 - 2. GM made statement that we didn't get three bids, two proposed received and one backed out the second day. Country Tours would need to revise current proposal due to time lapse.
 - 3. Tim Lee asked again, the question is do we keep it in house or lease out? Do we want to spend SID money over time and fixing it up as a capital expenditure or are you prepared to discuss this?
 - 4. Joe Kaiser wants to know what it cost to maintain it?
 - 5. David Nebel estimated \$200 for electric, water, sewer, rejuvenating the shower area. A lot of money to be spent there.
 - 6. GM spoke on 5 campers down there now, made \$700 in March, so we have potential. We need to newer RV 50-amp hook ups, that they are making due with using a generator back up. She estimated \$60K could go along way with electrical and water. The bathrooms are operational and on target to be painted next week. We did not budget for the campground, so we will need to look at that.
 - 7. Ron Page doesn't want to be argumentative, and has been down there. He thinks that we should finish off this year and not lease out since next year is the eclipse and we have the potential of making a lot of money with tents in that area. Money just coming to SID.
 - 8. GM added the other expense we have is: water less than \$300 month, we keep WIFI for campers, we have a light lease on the upper flood lights at \$109 a month. The overall expense is less

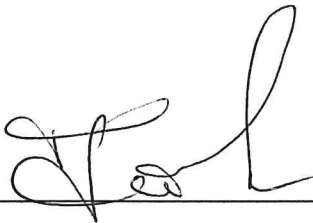
than \$1000 to maintain. We currently have an attendant helping to make sure we are collecting money when office is closed. We didn't include baseheart in the landscaping bid, so we have cut the grass and the attendant push mowed around the campers.

9. Tim Lee is asking if we have a motion:
 - a. David Nebel made motion to keep campground under SID and Joe Kaiser seconded the motion. All in favor was unanimous.
 - b. Wake Boat decision
 - i. Pushed to future meeting when full board in place
4. Break out to Executive session (1:45 – 2:45)
 - a. Tim Lee asked for a motion to go to executive session to vote on appointment of the commissioner.
 - i. David Nebel motioned, it was seconded and all in favor.
 - b. Return with results from appointment of new Commissioner
 - i. The debate was about appointees, and we wanted to make sure we discussed. The process can be debated, but the board has the right to determine how they want to do that. He is going to ask for motions from the floor concerning the appointment.
 - ii. Joe Kaiser made motion to appoint Susan Jett for the open position, David Nebel seconded that motion to fill the open position. All voted in favor was unanimous.
 - c. Commissioner titles of position
 - i. Tim Lee is Chair, Ron Page moving to Vice Chair, Mr. Nebel is secretary with Kaiser and Jett in the at large position.
 - ii. Mr. Kaiser stated we needed to get Ms. Jett acceptance, which she did.
5. Property Owners opportunity to comment (held to 3 minutes)
 - a. Property Owner made comments that this was the first woman commissioner and the people have supported this appointment.
 - b. Scott Winters asked about damage to the golf course and was wondering if anyone was found?
 - i. Ron Page stated he had a young man and went around the putting surface. Due to an application on his phone, we had to have video proof to prosecute. We are making corrections to the course and no cast was taken.
 - c. John Lynch has some ideas about the tennis court and guess that will go to the golf course people. Talking about getting some new netting and needs a back board so people can go down and practice.
 - i. Ron Page stated a good opportunity and not a high cost. Get him the cost at the SID office and he will try and get that into action.
 - d. John Hutchins is with the police department and stated that the case was still under investigation. We do have some things we are looking at and hope to have something soon. Camera systems would be so helpful and all public buildings need that. We do have a suspect and we are still investigating.

- i. David Nebel will be speaking in future meetings about installing cameras
- e. Kathy Ingalls asking about the pool plans or goals for the Omaha pool? And can we use the building for more stuff? Pools working, kids' parties, so many possibilities. Kite flyers club? And a plan for some options and how long to get there.
 - i. Tim Lee answered that things are taking so long, but now having a full board can start making decision. My thought is that we can have a working meeting and prioritize all of those items. You can expect to see something about working meeting in the next week.
- f. Joe Kaiser spoke about his weekly fishing tournaments have not started yet and wanted to make sure everyone is aware and just wants transparency. All are property owners' participation and have proper stickers.

6. Motion to adjourn

- a. David Nebel made motion to adjourn and Joe Kaiser seconded. All were in favor



Tim Lee, Chair

Date

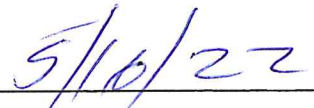


Ron Page, Vice Chair

Date



David Nebel, Secretary

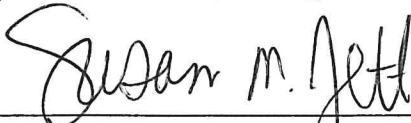


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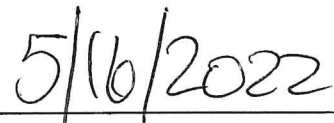


Joe Kaiser, At Large

Date



Susan Jett, At Large



Date