

Special Called
COMMISSIONER MEETING

August 1, 2022

Approved Minutes

North Golf Course – 4:00 pm

1. Call to order

Meeting was called to order by Ron Page at 4pm. David Nebel, Joe Kaiser, Susan Jett and Betsy Waugh were in attendance. Tim Lee absent

Moment of silence

2. New business:

- a. Discuss research from lot sales, offered by Tracy Lee in Tim Lee's place
Flow chart of questions/ potential answers, to be posted on website
Go to the <https://www.cosl.org>
for some instructional videos to help you find/bud and purchase lots.
There are about 6,000 lots available. Questions call the Land
Commissioner directly

Since June 30, 2022 American Land Company is not our exclusive realtor
(Peter Martin) Yellow Properties: reserve/not part of SID, no fees

(David Gruger) his interpretation, assessor is county assessor. Says SID
may not forgive SID fees.

(Philip Dedas) it's hard to locate properties on map.

3. COSL lots consideration, assessments average inclusive cost at time of delinquency, \$385.00 cost, including quit claim deed. Sell for \$500.00 fair, profit to go into refund fund.
4. Price for lots, need not to be negotiated by the SID office.
 - a. An option: Use 36% of county appraised value
 - b. 2nd option, price by value brackets, what about multiple lots? Maybe 20% discount. A formula for all to understand. SID employees cannot have to negotiate process.
 - c. Other options to consider when we sell our own lots: Who would pay closing attorney and fees? We still have about \$78 for title fees, recording? How about earnest money with signed contract? Who will sign contracts? Should we make someone commissioner responsible for that through a vote?

- d. We can give the Land Commission the authority to certify our fees and not collect separately. Something that we can change, been in a contract for a long time.
- e. MR. Martin, way/how are you operating, you need BYLAWS.

4. ARDOT

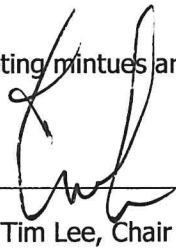
- a. We need discussion about who the new two people authorized to sign the contract. People who were on signer list has changed.
- b. Discussion would be to have general manager and one other, a commissioner.
- c. Motion made by David Nebel to keep Betsy Waugh and Susan Jett as points of contact. 2nd by Joe Kaiser. Vote, YES, Nebel, Kaiser and Jett; NO, Page

5. Omaha Auditorium AC.

- a. Cushman AC has been out and has offered a no warranty repair for \$7,000. Or new units on the ground, off the roof complete package for \$41,000. Suggestion AC this year, budget for new roof next year.
 - b. Discussion: Currently, no other bid, looking. Richards says they cannot, no access to a crane.
 - c. Direction: Get more bid, board says yes, do it.
- Joe Kaiser information: Arkansas Game and Fish, August 16, in Mountain Home, he is attending, goal representing SID and talk with them to get some biological information.
 - Jeff Cline with Agri – is impressed with the lakes, will be on agenda for the 15th.
 - Phillip Dedas, lake health. Scott Frankenhouser, questions about Lake Safety.

6. Motion to adjourn by David Nebel, second Joe Kaiser, all approved.

The Special Meeting minutes are approved:



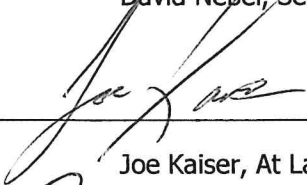
Tim Lee, Chair

22 Aug 22
Date

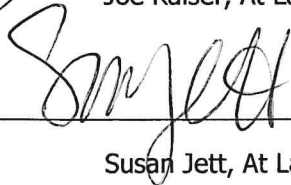
Ron Page, Vice Chair



David Nebel, Secretary



Joe Kaiser, At Large



Susan Jett, At Large