

COMMISSIONER MEETING

August 22, 2022

Approved minutes

North Golf Course – 6:00 pm

- Call to order at 6:05 by Tim Lee, in attendance Time Lee, Joe Kaiser, David Nebel, Susan Jett, Betsy Waugh, absent Ron Page.

Absent: Grant Cox

- Approve meeting minutes from special meeting, July 18th motion David Nebel 2nd Joe Kaiser approved. August 1st Special Meeting motion by Susan Jett 2nd David Nebel approved

- Old Business

1. Dock request, (add address) for Mr. Harris, declined, no dock to be approved. Motion to deny: Susan Jett, 2nd David Nebel, approved. Betsy will send a letter.
2. Sales strategy for LOT SALES:

SID owned properties: Discussion: Outline provided for pricing by appraised land values from county assessor.

SID lets lots revert to COSL, we are not in the business of selling lots.

COSL properties: contact COSL, Buyer pays state law requirements gets Limited deeds directly from COSL. SID Quit Claim, \$500 fee includes fees required by Title Company, approximately two years of back SID assessments, will produce profit of about \$116 to SID the rest to the refund pot.

Discussion: make a decision; sell now if people call, at the end of the cycle all properties will revert to state. Then all will be on COSL. Not decided: repurpose land, which would be city function

if SID wants land in future, go to COSL and buy it

if developer wants to buy large blocks to be rezoned, city issue, not SID issue.

Motion was made to sell the SID owned property using the outlined bracket for pricing and to Quit Claim properties requested by owner, when purchased from COSL auction or online.

Motion by Susan Jett 2nd David Nebel, in favor Joe Kaiser, David Nebel, Susan Jett, NO vote: Tim Lee

3. Updated Employee Policies and Procedures, specifically for inclement weather, (Insert detail page if you like) Motion to accept change David Nebel, 2nd Joe Kaiser, approved, effective immediately
4. Cushman Electric quote was approved–

Motion made to move forward with bid at Baseheart campground to install 6 pedestals with electric 50/30/20, motion David Nebel 2nd Joe Kaiser, approved. All were in favor

5. Recent rains allowed us to get the water level backup at the South Course for irrigation. Invoice from Cherokee Village Water Works for 200,800 gallons, approximately \$2,100 for green watering

6. North Course still struggling with pumping stations. Keeling quote \$121,350.000 add labor about \$10,000. Still owe 300K on irrigation loan. 12 weeks out to start project. Work to roll debt together.

Motion was made to approve the Keeling quote for the new pump system with irrigation.

Motion: Susan Jett 2nd Joe Kaiser all approved (next meeting irrigation loan)

7. Underground gas tank at Baseheart removal process has started with documents to the state. Once we receive specific cost, process started. Estimate:

8. Omaha AC update;

Motion made to use Cushman's quote since only viable quote, move forward.

Motion Nebel. 2nd Joe all in favor Ask the H&FC help pay for the improvement.

9. Tournament updates: Spring River Open course rental \$2,450.50

, Mossy Oak Scramble \$1,885.75, Cougar Classic (HS) \$645.00 NEW: Fall Ball Classic, annual fundraiser scheduled for October 8 NEW: VIP Property Owners forward to Spring. To date, approximately \$7,000 in sponsorship, profits to go to restricted Golf Fund.

10. Water depositions. Two parts 1) employee 20 filled corporate to speak for all. The other lawyer will find same as we did, no clear concise memory of what happened when. Betsy believes that we will have positive outcome.

11. New tournaments: October Fall Ball Classic fundraiser (to become annual event), October 8th in place of the Property Owner tournament that we are going to move to the spring moving forward.

So far, \$7 k for sponsorship profit back to restricted funds for golf.

12. Dock: Grant Cox has called all, Commissioners individually, we have individually told him to move forward. Point: Mr. Parker is in violation of current rules, deny his boar sticker for next year. Proceed.

New business:

1. Jeff Klein – Lake Conditions with vegetations and information on treatment options Mr. Klein stated we have generally healthy lakes, specifically Cherokee, Thunderbird and Sequoia. He will develop a short and long range plan for lakes, encourages lake management committee to help meet all home owners needs/wants. Made references to other private community lakes. .

2. Betty Stokes, and Paula from Animal Control requested a long term lease (current: 2018-2023 10\$/lease) or donate the Animal Shelter property.

Motion: To long term lease, 50 Years, land lease only, the property to The Animal Control by Joe Kaiser 2nd David Nebel . Approved. Betsy will get Grant Cox to prepare lease like Ham Radio.

3. Lucinda McDaniel proposal, Lake safety. Develop a sheet to be signed and kept on file and a copy to be kept on board with January 2023.

Motion to accept paper as written. David Nebel made motion, 2nd Joe Kaiser, vote: approved, Future, develop details

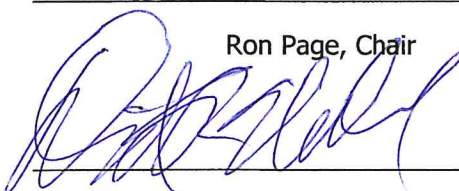
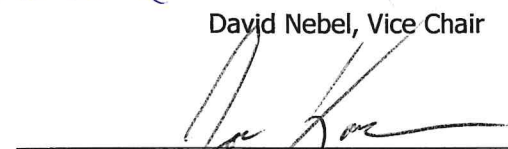
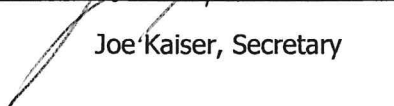
Property Owners opportunity to comment (held to 3 minutes)

- Beverly McIntyre informed us of the condition of Cherokee Lake with all of the heat and lack of rain. Thank you and lake conditions are improving, and thank the commissioners and SID for all the hard work and appreciate everyone.
- Peter Martin on the issue to have Betsy to sign something, maybe should be told that ANYONE who operates a wake boat should sign and be kept on board.
- 9 West Lakeshore Drive property owner spoke and stated that her dog has had issues the last two summers and that her dog has a bacterial infection that she believes is due to algae.
- Scott Frankenhouser states he is seeing kids jumping off boats/dock at sequoia damage to boats, need to do something
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Executive Session: None

Motion to adjourn David Nebel 2nd Joe Kaiser all in favor Meeting adjourned at

Approved and signed on September 19, 2022:

 _____ Ron Page, Chair	_____ Date
 _____ David Nebel, Vice Chair	
 _____ Joe Kaiser, Secretary	
_____ Susan Jett, At Large	