

SID Meeting

Approved Minutes

November 21, 2022

North Golf Course 4:00 pm

In attendance: Ron Page, David Nebel, Joe Kaiser, Susan Jett, Betsy Waugh, via ZOOM Philip Elmore, and Tony Stallsmith joined after appointment.

Ron Page opened meeting with a moment of silence.

- Approve agenda: Motion David Nebel 2nd Joe Kaiser discussion none, all approved
- Minutes from October 17th meeting minutes, motion Joe Kaiser 2nd David Nebel, discussion Jett and motion carries all approved
- October 31st minutes, motion by Joe Kaiser 2nd David Nebel discussion none, all approved

Ron Page offered PO comments three minutes, with no comments

- Tim Lee's replacement has been tough decision, trying to follow the recommendation of our legal counsel and the attorney representing Sharp County, who presides of us. We believe we have exhausted all other options and have decided to appoint for the vacancy. We believe we have done a prudent thing with this appointment.
- Joe Kaiser presents: One candidate withdrew, two came for interview today prior to this meeting. After interviews and conversation with applicants, Tony Stallsmith is our choice for new Commissioner. All commissioners voted and were in agreement.
**Note that no executive session meeting happened, despite comment from commissioner Page.

Old Business:

- Animal Shelter – Rob Smith spoke on the update of the appraisal of the land where the animal shelter is currently using without showing the appraisal, it was stated that the appraisal was \$8,000, which was stated by Betsy Waugh was told to be \$2,100 per acre. With the City paying for the appraisal and fees for zoning and closing, seemed to be a fair offer. With location and only wanting 2.5-3 acres of the property, commissioners voted.

Motion to accept \$5,000 offer Joe Kaiser, 2nd Susan Jett Discussion 2nd and all commissioners were in favor. The City will provide sales agreement/contract to move forward.

- Regulations/charges for the new brochure:
 - terminology explaining board, leave blank.

- OH&FC, need clarification of what SID gets from membership. No one from OH&FC in attendance, Betsy will reach out to new President, Mr. Conley. Recommend that we have a blurb to say that the OH&FC without pricing.
 - Discussion: Proration, \$50 needs to come to SID no matter what else, to cover utilities. The honor system isn't working. We cannot afford to pay a clerk to sit and wait for people. Mr. Flowers says we need to keep it prorated; how many would we lose?

Motion to accept changes we have discussed here for Betsy to go to print; 1) leave off the commissioners' job responsibilities for this 2023 brochure. Motion: David Nebel, 2nd Tony Stallsmith ; no discussion and all in favor

Motion: Use the prorated fee structure set out by OH&FC people for the year 2023 by David Nebel 2nd Joe Kaiser, all in favor.

- Salvage Sale update: Move project to January.

GM report

- Insurance money roofs done – metal with 40-year warranty North Pro Shop and Cart shed. South Course half way houses, part over the restaurant (rest of the building, no damage) and PO cart shed. Work will be completed by the end of the year.
- HVAC at North Course, 75% complete.
- Omaha HVAC, 85% complete, plan on fencing in for aesthetics.
- PUMP at North Course, an approved drawing and quote, hoping all is in place by March
- Have interviewed and made an offer to a person to fill the position in the office, person will begin on 30th.
- Still looking for software for SID office, will need to be budgeted, talking now with two companies that match our needs to products. Our current two software program is 25 years old and the components are not compatible. Accounts receivable manually inputted, mainly used for accounts payable. On the other side ACESS program, does not talk to existing programs. We need something that will bring us to the 21st century.
- Budget: Checks first week of November Projected \$300,000 below budget, last from Sharp county \$244,00, Fulton \$94,000 so we exceed budget by almost \$50K
- Prepaid assessment: many PO are paying in full, in a separate account, 10% from that balance for would have been 10% collected from Tax office. Call Betsy if you have questions.

Property Owner Comment

- Scott Winters, thank you.
- Dick Sackett: Lots. Betsy: ALC contract stopped June 30. Until end of year, any money made from sale of lots into a special account, a % to be refunded issued from that over 7 years we'll have 15 days based on the amount of your refund. This is our first year, a half year. July through December 80 %for refunds, 20 % for attorney. We won't know until the 31st of

December financials what that amount is. It will be a percentage of monies collected based on your refund amount.

- Follow up question: I represent several other people. I am a realtor, why haven't you reached out to tri county realtors for help? Susan Jett said she had reached out to numerous realtors, left lots of messages and only had a single realtor want to sit down and talk. He will volunteer to help with sale of lots.
- Peter Martin : FOIA? Executive Session use? Is attorney listening? Only hiring, firing, not real estate, suggests training. He is mixing City and SID. Training scheduled for the future. Thank you all for working as hard as you do.
- Judy Breitemfele: Omaha Pool? Betsy responds: Stacy, St Louis MO, we have scanned some plans, they will charge to come and talk. \$1.2 million not including concrete, filters, plumbing was the most recent quote. Dream to have the pool back up.
- Larry Gorski: Beach parking lot. Coming, they are on the list, want someone to come and do the work.

Executive Session: none needed

Joe Kaiser: Christmas Trees, improve lakes for fishing, several meetings with AG&F, recommends real trees to be places in lakes. Propose that we have some stations at each lake and have people bring their undecorated live trees to designated areas. I'll work with Lake Committee to place trees and weigh them down in strategic places for habitat and structure. In several years we'll see a big difference. Most are spruce, Cedar trees are premium. Maybe drop at nearest dam to your house.

Motion to Adjourn: Joe Kaiser, 2nd all yes.

Minutes are approved on December 14, 2022:

Ron Page

Ron Page, Chair

12/14/22
Date

David Nebel

David Nebel, Vice Chair

Joe Kaiser

Joe Kaiser, Secretary

Susan M. Jett

Susan Jett, At Large

Tony Stallsmith

Tony Stallsmith, At Large