

SID COMMISSIONER MEETING
October 16, 2023
Approved minutes
Omaha Center Auditorium 6pm

Call to order Ron Page

- In attendance, Ron Page, David Nebel, Susan Jett, Tony Stallsmith, Betsy Waugh, absent – ill Joe Kaiser

Ron Page: Moment of silence

Approval of agenda motion to approve Tony Stallsmith, 2nd David Nebel

Approval of minutes from September 18, 2023, motion David Nebel 2nd Tony Stallsmith

Property Owner discussion: (held to 3 minutes)

- Peter Martin: did we establish a quorum, technically no one knows who is missing, no roll call, have rules follow them
- Phillip Dedas Lake Omaha level is going down – something is wrong.
 - Betsy replies inmates cut back side last week, Betsy says we'll look into it.

New business:

2024 Election Commissioner nominations

- Pam Davis nominates Susan Jett
- Dr. George Jackson nominates Tony Stallsmith

No others nominated. Due to no other nominees, we will ask for the two nominees to accept the position and we will not need to have an election.

- Susan Jett and Tony Stallsmith accept positions. Shall be sworn in January

Old Business:

- Eclipse information update- Neither Betsy or Ron attended the last meeting with CV A&P. Betsy says we have bush hogged, and will need to clear and make roads passable to off 20 x 20 primitive camping spots only. Hopes to start taking reservations before first of year. Betsy suggests golf courses to offer some sort of low skill tournament at both courses Eclipse experience the day of the event. More to come, Ron says Jonathan Rhodes is talking about a three-day event in Town Center Area. Betsy reminds that we are working WITH CV Eclipse committee not AGAINST
- Guest pass proposal by Tony Stallsmith still looking electronic passes, email passes. Keep on agenda, table until November Table David, 2nd Tony carries

- New American Tower proposal – updated info hold until GM update
- Asphalt update – Both beach and marina are completed. We had some concern about the boat ramp at the marina, but discussed with installer and comes with a one-year warranty.
- Omaha Pool demolition Betsy – three quotes from: CW Services, Checker Flag Pools, Long Dozing and Fencing conversation questions. Betsy Will contact Long Dozing for the additional questions and report back at next meeting. Bottom line is until Little Rock approves it, nothing is in stone. We need an engineer to look at this location before putting in pools for approval.
 - Motion to table to November meeting David Nebel 2nd Tony Stallsmith, carries
- 2024 Golf rate update – Betsy replied that golf meeting was cancelled and we haven't had but two people at meeting before. Betsy asked to respond to Ms. Page comments from the previous meeting concerning the golf analysis. It was performed due to it being on the September agenda. We listened to her comments and accusations, but found no actual questions, and never received an email as requested. Financials are posted on our website, and a printed copy is offered at every meeting. If you have questions, I encourage anyone to call the office and I would be happy to help.
 - Tony questions some of the rates. Betsy replies: In 2021 new carts leased, 12 mo lease payment, previously we owned them. Golf Committee at that time had 14 people, we all discussed how to make payments. Green fee includes cart fee. It is all in how it is presented. We have two courses compared to our others in area only having one. We didn't have any increase to POs, and you can see the increase in play per the financials. The numbers don't lie. We have other areas we can increase to try and bridge that gap.
- Lake land value update - David Nebel, he says have Betsy talk.
 - Betsy: We have a list of parcel number for lake lots, started with Thunderbird. A believe you have a window to ask or appeal. I believe that the equalization Board will be the place – this office does not have the authority to change appraisals. Ron says he has spent time with Ms Nix about all of this.

GM Update:

- Software update: 90 % there, a few corrections on our end, training starting now, going live soon.
- Update on upcoming election nothing else needed. Will send info to the people who requested absentee ballot.
- New American Tower proposal – updated info they are going to send a lump sum payment. Sending a form for Commissioners to sign.

Ron Page - wants a volunteer's luncheon for free for Volunteer Appreciation. People who are volunteers in our community. Not just Village Pride. Up to 80 people. Free or reduced fee. December 6, north golf course. Betsy reminds us, about being fair and equal to all groups. David says motion for November. 2nd Tony Stallsmith. Carries, into old business for November

Property Owners opportunity to comment (held to 3 minutes)

- Jimmy White: feasibility study? On new pool(s) ? Eclipse committee? 2nd Wednesday of every month, November 8 is the next meeting. Baseheart? Wondering about that location.
- Ed Kulik:
 - He tells Phillip Dedas not to worry about the lake.
 - Village Pride has been a part of CV since the 70's. It's volunteers work in the community and we have an annual appreciation lunch. Would like reduced rate or free.
 - Committees: I have a beef, neither GM nor commissioners should be there. Complaints

- Peter Martin:
 - 1st thinking clean up – if it's like a city – we cannot give anything without something in return. Maybe a contract, like clean up the parking lot.
 - Nix being spoke about by Mr. Page when the tax goes away after 16 years is inappropriate. Taxes vs Assessment, but what we are talking about is appraisals.
- Craig McCoy: Silt study? Concrete from pools, cannot be used, state inspects? E Coli? Are lakes tested?
 - Betsy states that the health department is in charge of reporting and inspecting, and would inform us of any problems. Betsy will reach out to the health department.

Executive Session: Adjourn for employment review issue

Return: Ron Page employee issue discussion, nothing happened

Adjourn motion Tony Stallsmith 2nd David Nebel, carries

Minutes approved on November 20, 2023:

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|  Ron Page, Chair |  David Nebel, Vice Chair |
|  Joe Kaiser, Secretary |  Susan Jett, At Large |
|  Tony Stallsmith, At Large | |