

MINUTES
MONTHLY COMMISSIONERS MEETING
CHEROKEE VILLAGE SUBURBAN IMPROVEMENT DISTRICT #1
CHEROKEE VILLAGE, ARKANSAS
SEPTEMBER 20, 2021 3:00 P.M.
OMAHA CENTER REC ROOM

Agenda Item # 1 Call to Order & Approval of Agenda

Chairman Jim Best called the meeting to order. Commissioners Best and Tim Lee were in attendance. Commissioner Joe Waggoner was not in attendance.

Commissioner Best brought the September agenda before the Commissioners. Commissioner Lee made motion to accept; Commissioner Best seconded. The September agenda was approved.

Agenda Item # 2 Property Owner Comments/Questions on Agenda (limit 3 minutes)

No comments or questions were heard.

Agenda Item # 3 Approval of August 2021 Minutes

Commissioner Best presented the August 2021 Commissioners Meeting minutes for approval. Motion to approve was made by Commissioner Lee; Commissioner Best seconded. The Commissioners unanimously approved and signed the August 2021 minutes.

Agenda Item # 4 Old Business

Work on Omaha Pool fix: Commissioner Lee provided update: Two of the three contractors we initially contacted have indicated they are not interested in the job due to the age of the pools. The company that executed the pressure test earlier in the year said they would like to come back and do another test with the pools filled (pools were empty during the first test).

Mr. Lee has also been in touch with the company that takes care of the townhouse pools; they are interested in talking. A meeting is planned for next week for a walk through of Omaha pools.

Thunderbird Pool closed / Beach open until Sept 30: The Thunderbird pool is closed for the season. Gitche Gumme Beach will be open through September 30.

Thunderbird Dock issues: Commissioner Lee gave a recap of specific dock issues on Lake Thunderbird. In summary, the docks in question have been pushed out farther than the allowed footage. A letter will be sent to the property owner through our attorney stating that the docks will need to be moved in accordance with the specified guidelines.

Lake Chanute treated: Lake Chanute has been sprayed for lily pads. Lake Safety will be on the lake to physically pull the lily pads to help control growth.

David Gruger – request for Board of Equalization: Mr. Gruger spoke regarding his commercial property at #30 Warpath Drive. He feels he was unfairly assessed and requested to be heard in front of a Board of Equalization hearing. Commissioner Best indicated that he will reach out to the county, as well as our attorney, to determine the course of action necessary to convene a BOE hearing.

Agenda Item #5 New Business

Personnel - GM & Others – Executive Session: Commissioner Best stated that the SID administrative office has undergone a significant turnover in the last month. The General Manager resigned, the front office clerk resigned, and we now have a third resignation in hand.

Mr. Best announced that the General Manager position has been offered to Elizabeth McKenzie Waugh. Commissioner Best indicated that Ms. Waugh has extensive property management experience.

Property owner Mark Kronkosky interjected comment that he feels the decision to hire Ms. Waugh was not done in accordance to proper Executive Session procedure. After brief discussion, the Commissioners agreed to consult counsel regarding the matter.

Mr. Kronkosky introduced himself to the attendees as the Plaintiff for the lawsuit. Discussion took place between the Commissioners and Mr. Kronkosky, and attendees, regarding the settlement and its outcome.

Researching SID Assessments on Reserve Properties / Levy for 2022 / User Fees: The Levy for 2022 has to be recorded to each county by October 30. The court will rule on the settlement on October 20. Assuming the court approves, we should be able to set and file the levy by October 30.

Researching SID assessments on Reserve Properties – Commissioner Best stated the Commissioners will look at applying assessments to reserve properties. However, given the time restraints of the lawsuit settlement, this project may not be complete in time for 2022 levy.

Changes in user fees will also be under consideration for 2022.

Unauthorized buoys at Lake Thunderbird: Commissioner Lee commented that small, round buoys are being placed around Lake Thunderbird. A property owner suggested that some of the buoys may be folks setting those for protection while they are swimming near their shore line. Commissioner Best stated that permission must be granted before any alteration can be done to SID property. Commissioner Lee will approach the property owners in question to determine why they are doing it. The topic was tabled until the next meeting.

Agenda Item # 6 YTD Income Report

Commissioner Best provided the report:

As of 8/31/2021: Current Assessment Income Sharp County: \$817,739; Fulton County: \$337,668. Total Current: \$1,155,407. Delinquent Sharp County: \$116,833; Fulton County: \$78,221. Total Delinquent: \$195,054. Total Assessment Income: \$1,350,461.

Other Income: Recreational Facilities: \$240,410, Interest Income: \$1,266, All Other Income: \$104,090. Total Other Income: \$345,766.

Through 8/31/2021, total expenditures were \$1,676,588, which is 60.08% of the projected budget with 66.67% of the year passed.

Payments to the City:	August	\$ 21,891
	Year-to-Date	\$ 459,157
Payments for hydrants to CV Water:	August	\$ 14,480
	Year-to-Date	\$ 115,840

Comments from Property Owners

Commissioner Best turned the floor over for public comments:

Philip Dedas asked for clarification of appointment versus election of Commissioners. Mr. Lee answered that the settlement states the Board of Commissioners must move to an elected status in May, 2022.

Mr. Dedas also asked how to get a list of the lots available through foreclosure. He was directed to Jonathan Rhodes at American Land Company.

Beverly Moody asked for clarification of dates for the severance of contracts with ALC (July 2022) and the City (December 31, 2021). Commissioner Best commented that those dates were set as part of the settlement.

Ms. Moody spoke in support of the personal buoys for protection and safety of swimmers.

She then asked for more clarification on the new valuation requirements from the lawsuit settlement. The Commissioners stated that the assessment is the land value as set forth from the county Assessor. The levy against that assessment, which the Commissioners will determine, has not yet been made.

Ms. Moody also asked for clarification on the GM position – will there also be someone appointed for maintenance manager? Answer – no – One GM will be hired who will be over all departments.

Paul Huensch asked that notice of special meetings be more readily available.

Mr. Huensch then expressed concern about the viability of the SID moving forward. He asked when numbers will be available to review? Commissioner Lee stated that we have not set a levy yet, and therefore, don't have numbers to budget at this point, but they are actively working on it.

He also asked about the money we pay to the Water Company for fire hydrants – was that part of the settlement. Answer: no. Commissioner Best stated that he is reviewing the contract.

Mark Kronkosky gave additional comments concerning the lawsuit settlement, foreclosure, transparency of the Commission, and legislature affecting the District.

Eddie Ishmael has submitted a proposal to the Commissioners to lease Baseheart Campground from the SID. Included in that proposal is a vision for nightly rentals, hiring employees, upgrade and maintenance of the campground, including the lower campground. Commissioner Lee stated that they will be looking at the proposal, adding that another proposal has been submitted as well.

Other comments were heard regarding updating facilities and the election process.

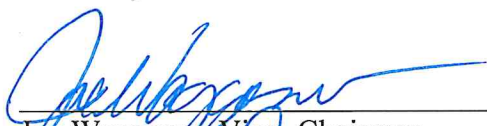
Agenda Item #8 Motion to Adjourn

Commissioner Lee made motion to adjourn. Commissioner Best seconded. With no further discussion, the meeting was adjourned at 4:14 p.m.

The next Commissioners monthly meeting will be held Monday, October 18, 2021 at 3:00 p.m. at the Omaha Center.

APPROVED DATE: 10/4/2021

COMMISSIONER: 
Jim Best, Chairman

COMMISSIONER: 
Joe Waggoner, Vice- Chairman

COMMISSIONER: 
Tim Lee, Secretary