

SID COMMISSIONER MEETING

August 21, 2023

Approved minutes

North Golf Course at 4 pm

- Meeting was called to order at 4:03 pm by Ron Page. In attendance: Ron Page, Joe Kaiser, David Nebel, Susan Jett, Tony Stallsmith and Betsy Waugh
- Moment of Silence
- Motion for approval of updated minutes from July 17th meeting: Correction needed to be made concerning "All" commissioners when discussing the Realtor panel.
 - Motion made by David Nebel, 2nd Tony Stallsmith, Betsy will make the correction; carries
- Motion to approve agenda:
 - Motion made by Tony Stallsmith, 2nd David Nebel, no discussion, carries

Property Owner discussion: (held to 3 minutes)

- Karen Weary: guest passes frustrating, adult children in the household
- Bob Dryer: his proposal for walkers, lots of walkers shared with commissioners at previous meeting

Unfinished Business:

- Bulk lot sales
 - David and Tony met with Betsy and a board of realtors; discussion included: real time updates on amenities and future plans, clarification on commissioners and current cost; we need to raise prices of lots, sell land in Fulton County to a developer for subdivision, etc.
 - Betsy: Realtors have minimum commission of \$1,000/lot, want SID to grade the lots on sell-ability, build-ability, etc. This is work realtors need to do not the SID office. You can purchase lots from COSL less than \$300, and with new law in effect we no longer have ten-day grace period for redemption by delinquent owner. We have been discussing this for months and what we know it that \$200 per lot is too much and \$25 isn't enough. Let's start somewhere in the middle of those.
 - Betsy: We are working with Apprentice to prepare for implementing our new software, and it is unrealistic to think that we (SID) can have a 100% accurate list of properties available. We depend on ARCounty Data, that takes a few months to get updates. There are two auctions soon, on the 30th and the 31st.
 - Joe: \$25/1000 lots? Yes, for taxes. David makes motion for working meeting, Tony 2nds. Jonathan Rhodes asks to speak, allowed by Ron.
 - Jonathan: SID owns every lot at COSL, so purchasing from them gives no clear title. Limited warranty deed because SID does have an interest. Quit Claim Deeds are needed from SID for title insurance. Create a policy today and let's get these lots back on the books.

- David Nebel suggested:
 - 1-9 stay at the original \$200 cost
 - 10-100 lots \$150/lot plus delinquent taxes, no SID fees
 - 101 – 200 \$100/lot plus delinquent taxes, no SID fees
 - 201 – 500 \$75/lot plus delinquent taxes, no SID fees
 - Over 501 lots \$50/lot plus delinquent taxes, no SID fees
- Discussion Tony: wants a percentage instead of a flat fee, as mentioned by PO Scott Winters when allowed to speak.
 - Ron: single lots next door to current PO? Betsy mentioned those lots next door could be more \$\$\$ according to location.
 - Ron: reevaluate lots next to current PO in a working meeting.
 - Tony: need meeting NOW
- No further discussion: Roll call vote by Ron Page: David Nebel, yes; Joe Kaiser, yes; Susan Jett, yes; Tony Stallsmith, abstain Motion carries
- Golf updated rules and regulations presented by David Nebel: read the rules with approved by lawyer language. Motion to approve by David Nebel, 2nd by Tony Stallsmith. Discussion: Betsy confirms that these rules are approved by lawyers. Motion carries.
- Eclipse information update, Betsy reminder that SID is not competing but working with the committee.
- New bylaw section 2-32 through 2-225 updated, motion to accept and place into bylaws: David Nebel, 2nd Tony Stallsmith. No further discussion. Roll call vote David Nebel, yes; Joe Kaiser, yes; Susan Jett, yes; Tony Stallsmith, yes Motion carries
- Guest pass proposal by Tony Stallsmith, tabled until September meeting

New business:

- Omaha Pool: Betsy provided two proposals in hand, another coming. Funds are becoming available as a result of the lawsuit. Joe asked for a power point or visual of some design ideas; yes, get third offer and start references and move to unfinished business.
- New American Tower proposal, motion by David Nebel to table to September, 2nd Joe Kaiser, no discussion, motion carries. Need info on full payout and if changes can be made to current tower.
- FNBC loan maturing and need to address versus moving topic to unfinished business
 - David Nebel, 2nd Tony Stallsmith, carries. Move forward.
 - Motion to pay off the loan David Nebel, 2nd Tony Stallsmith, no discussion, carries. Three can roll over and release golf course. Roll call vote: David, Joe, Susan, Tony – YES
- Asphalt proposals gave credit to George for doing the leg work. Tony wants funding ideas, cash on hand July 31 \$871,000; Motion to table to September: David 2nd Tony, carries

2-hour 2 minute – five-minute break

- New lease at Thunderbird Marina motion to suspend PO speaking, David 2nd Tony carries.
 - Scott Paul wants to turn over lease to Jason Fisher, take over responsibility exactly as is, simply a name change. Nothing to change except name. David Nebel suggests that the lease be reviewed after October.

GM Update:

- Omaha Roof project trim and roof complete, replacing interior ceiling tiles from previous leaks
- Omaha interior painting project - completed
- Update on software integration by September 1st and 60 days to completely operational
- July financials provided
- Lake update: Lakes were used until 1984 to irrigate, there were 21 addresses grandfathered in – when those properties sold or changed hands irrigation would stop. David Nebel asked if we have verified the status of the 21 Betsy is working on that. Cease and desist letters to be sent once list is completed. By next meeting the list of properties will be available
- Commissioners Election paper work started, letters will go out by September, 11,000 pieces. Nomination meeting October 16, 6:30 Omaha Auditorium. Election Day December 18, Omaha Center


Property Owners opportunity to comment (held to 3 minutes)

- Karen Weary: need to partner with city to develop bulk lot sales
- Tom Trumpy: get a sound system
- Bob Dryer: golf tournament coming and "get ready"
- Carol unknown: disappointed with bulk lot sales numbers, cell lease and wants handouts
- Tom unknown: Get more bids for pools; mis information about miniature golf
- Omaha Lake algae (Joe: 100% not enough boat traffic, no rain, when it cools off it will clear up, needs to be churned up, go out ride your boats!) Data base
- Peter Martin: do you have a lawyer for bulk sales rules, how much money has SID already spent on lots? Hours on lakes?

Executive Session none

Motion to adjourn David Nebel 2nd Tony Stallsmith no discussion, next meeting September 18. Carries

Approved on September 18, 2023:



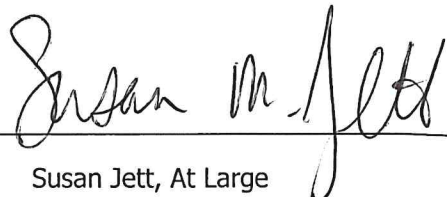
Ron Page, Chairman



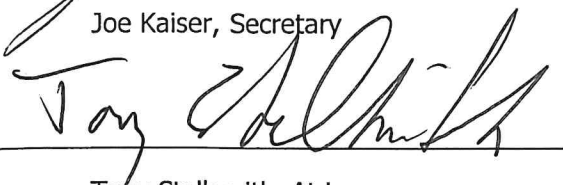
David Nebel, Vice Chair



Joe Kaiser, Secretary



Susan Jett, At Large



Tony Stallsmith, At Large