

COMMISSIONER SPECIAL MEETING
February 20, 2023
SID MEETING Approved notes
North Golf Course – 4:00 pm

In Attendance:

Ron Page, David Nebel, Tony Stallsmith, Susan Jett, Betsy Waugh. Absent from meeting is Joe Kaiser due to illness.

Call to order

- a) Moment of silence
- b) Approval of agenda Motion David Nebel 2nd Susan Jett. Discussion (1) Tony Stallsmith add item about COVID policy at Omaha. (2) Betsy Waugh add Jonathan Rhodes , ALC, Bulk Lot sales proposal Motion to accept revised agenda David Nebel 2nd Susan Jett Carries
- c) Approval of minutes from the January 16th meeting Motion David Nebel 2nd Susan Jett. no discussion Motion Carries
- d) Property Owner comments (3 minute max) NONE

Unfinished Business:

- a) Motion to accept Final approval for Employee Guidelines changes as presented; effective with the 2023 season. Motion Susan Jett, 2nd Tony Stallsmith no discussion, Motion carries
- b) Model Airplane Club on Hwy 289, Discussion lease amount shall be \$150, the area is part of a parcel that averages \$219 in taxes per year. Club will confirm with SID any improvements. There is a lock on the gate, SID has a key. The club has provided proof of insurance. Lease effective today, 02/20/2023 through 12/31/2023. Model Airplane Club (WHAT IS THEIR LEGAL NAME) shall be responsible for cutting the grass and maintaining improvements. Motion by David Nebel 2nd Tony Stallsmith, no further discussion, motion carries
- c) Silent Auction Surplus Sale, end date shall be 3:00pm March 31st. There is an inventory and pictures on CVSID site. Items may be viewed at Baseheart, call for an appointment. Betsy Waugh will advertise. Bidding by pre printed envelopes available at the office. Motion David 2nd Susan, no discussion, motion carries
- d) Lake Committee update, discussion with Mr. Flowers and Wayne Lindstrom. Original Bid was to expand existing Omaha dock, Mr. Flowers is in favor of this option to be completed first. Further discussion Wayne Lindstrom speaks to enlarging the existing dock, it will ADA accessible but not compliant. All Commissioners in agreement that the fishermen and property owners will benefit from this upgrade. ADA compliant to be created according to the drawing off

the far corner of the existing marina dock off to the right, no boats will be able to access this dock.

Wayne stated he believes that he can do the upgrade to the existing dock and build the complaint dock for \$10,000. He is donating his time. SID will provide a placard.

Wayne will get started as soon as possible to be ready for the season.

Motion to increase/ upgrade the existing Omaha Dock and new construction of ADA Compliant Dock off the end of the marina Motion: David Nebel, 2nd Tony Stallsmith, no further discussion, Motion carries Conversation over at 40:00

Betsy Waugh offers that FOIA training for commissioners and herself will be offered by Lucinda McDaniels, we'll schedule when it is convenient for her. Motion Susan Jett, 2nd Tony Stallsmith, no discussion, motion carries

New Business:

- a) Betsy Waugh spoke of moving 10% of prepaid assessments to a 12 month CD with 3.5% interest for operating budget. Motion David Nebel , 2nd Susan Jett, no discussion, motion carries
- b) Jonathan Rhodes, this offer to buy lots has nothing to do with the lawsuit. ALC has not had an agreement with SID since 6/30/2022. This is an offer to buy 1000 lots, expires March 6 at 5:00pm
 - David Nebel List of lots? Jonathan will submit a list they are interested in. We need to get the list and have a special meeting have conversation with attorney.
 - Tony Stallsmith Jonathan stated: Any fees/taxes will be paid by ALC, under \$2500/ appraised evaluation. Lots in Sharp and Fulton
 - Susan Jett: Sounds like a good idea, the number of lots for the assessment fee that will come to us next year, and have the lots out of our inventory.
 - Ron Page Betsy have you looked at this?
 - Jonathan, because of situations developed this weekend, put this together quickly, I think it's important that you be in a position to sell the lots, this offer expires 2/22 at 5. 5 lots or ten or 20 – I think you should come up with a plan. Platted subdivisions, 4th acre lots, all are buildable – depends on where they are!
 - Betsy agrees we haven't had much discussion; we do need to come up with a plan.
 - Betsy Waugh We, SID, are not in the business of selling lots. Average that we pay is about \$225/lot

- c) Betsy was notified this morning, 2/20, that an employee had tested positive and that five other individual pickle ball players tested positive. The DHS website indicates that 5 day quarantine is needed with a positive test (What is an OUTBREAK) State is closed today holiday. Betsy called Mr. Conley and the suggestion was to close the auditorium through Friday and re open on Saturday. Betsy and Mr. Conley spoke and made the best decision for the aging at risk population. Six is a large number of the people who are infected, here. Pickle Ball is a face to face event, using the gym is not, closing the auditorium for Pickle Ball seems prudent, we will choose to err on the side of being safe.

Ron Page allows Property Owner Comments:

Scott Winters, CDC has stated that COVID is not transferred by contact, that you are opening yourselves to liability by trying to control by fear and discrimination by closing a section of a building.

Penny Trumpy: Pickle Ball equipment is STERILIZED. She uses gym before Pickle Ball

Mr. Martin, needs to be a personal decision

Ron Page: Pickle Ball closed until Friday, maybe whole building closed until then

Norm Flowers: Post a note, big letters, let people decide

David Nebel – contact the health department decide

Ramona Winters: Post a note, let people decide, we have all signed a waiver, we're all adults. Betsy reminds us that Employees – have separate entrance, separate facilities, separate systems.

Tony Stallsmith – is there a policy for COVID? For Employees? Betsy replies, 'not now, was when COVID was rampant, now can use PTO. I will err on the side of caution, I agree we close the Fitness Center and Pickle Ball, not the office. We need to clean professionally, won't ask an employee.'

Mr. Conley replied COVID guidelines not in place since 2020 lease, the guide line 'lessor shall have facility open and available for use as much as possible with regard to AR DHS guidelines concerning COVID 2019 take into account the members and the employees'

Anita Holiday: employees are a separate group from Pickle Ball and Gym close to public why not employees. Why? Betsy: We have a completely separate part of the building.

Ron Page: Now Ms. Waugh and Mr. Conley need to confer with the health department and do as they suggest. Close or post a sign "enter at your own risk".

Diana Dunlap, Pickle Ball, close it all or do nothing I use it all and will accept your decision.

Tony Stallsmith, to Diana Dunlap - knowing Covid, from PB would it stop you? I'd use the gym, not PB. Will accept whatever you decide

Mr. Conley, tomorrow let's ask the health department, do what they say.

Betsy Waugh – Center will be closed until we hear from the health department. We will do what they say. If they say enter at your own risk I believe that we should stay closed.

Ron Page : Discussion over. Betsy will call the health department in the morning and react. If Thunderbird needs to be closed she will notify the Line Dancers.

GM Update:

- a. Animal Control, completed, it is the city property now.
- b. ARDOT Papoose Park area, transaction completed, could start in April could start in August, up to two years could be postponed.
- c. Furniture was replaced in lobby at Omaha
- d. Card Players have returned to Omaha Center
- e. Pool update: We need a 10% contingency for incidentals that may occur during the demolition. Tony, David, Ron – overruns should be expected, start with 10%, David says he thinks safe would be 15-20 % range for cost overruns. Betsy says she has \$10,000 in budget for land or equipment repair. No motion needed, just plan on it.

Property Owners opportunity to comment (held to 3 minutes)

Richard Sackett wants to be able to put a packet together; you need to have a marketing plan. How are you going to sell lots? Reconciliation of lot claims?

Ron for Joe Kaiser, needs 35-40 more cinder blocks for fish habitat project

Ron Page: April 6, 2024 we are going dark. Eclipse we need to be involved. I am going to take that on. Tony says air traffic is going to be huge. Jonathan said this topic has been on CV A&P agenda for over a year. Several of us are traveling to governors conference will have more information after that. The A&P is talking with counterparts, Mammoth Spring, Highland, /agencies to maximize tourism. Working group to be announced soon. I believe that SID needs to be part of that conversation. We would gladly involve SID.

Betsy speaks to Eclipse – 10 weeks out on adding another 7 RV pedestal about \$261 each. Cushman – 400 AMP service needed, \$34,000 to upgrade to 50/ 30 /20 Concrete guy quoted pads, but out of our price range. Will look at installing rock for pad and discuss at next meeting.

Ron for Joe Kaiser, needs 35-40 more cinder blocks for fish habitat project. Betsy stated that 50 have been purchased from Lake Safety funds.

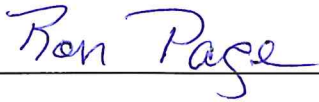
No executive session

March 6th 1:00 pm special meeting north course to discuss Sale of 1000 lots

Next regular meeting March 20, 4:00, north course

Motion to adjourn at 5:45 pm by David Nebel, 2nd Tony Stallsmith no discussion, motion carries

Minutes approved on March 20, 2023 by the following:



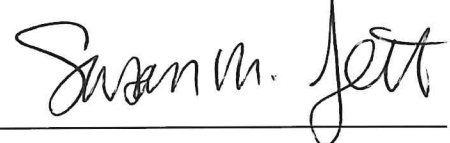
Ron Page, Chair



David Nebel, Vice Chair



Joe Kaiser, Secretary



Susan Jett, At Large

Tony Stallsmith, At Large