

SID Commissioner Meeting
Approved minutes
January 16, 2023
North Golf Course 4:00pm

In Attendance: Ron Page, David Nebel, Joe Kaiser, Tony Stallsmith, Susan Jett, Betsy Waugh

- Called to order Ron Page
- Moment of silence

Approval of minutes for Regular Meeting December 14, motion to approve - David Nebel, 2nd Tony Stallsmith, no discussion, carries

Approval of minutes for Special Meeting, January 2nd, motion to approve Joe Kaiser, 2nd David Nebel, no discussion, carries

Approval of today's Agenda, motion to move Item A, budget review and Discussion to last item: David Nebel, 2nd, Tony Stallsmith, discussion, all in agreement, motion carries

Owner Comments: No comments at this time

Unfinished Business:

- Animal Control we have not cashed check, documents that are needed with perimeter boundaries.
- Updated Employee policy, postpone to February, content missing
- Dock ordinance: David Nebel: Charlie Akers, has all documents from him/city has that we have. Only one that he sees that involves SID, present to P&Z, then City Attorney, then City Council.
- Waste Connection: three phone calls received from PO concerned that we may not know what will be going past/into on road in dump, trucks in general. PO are concerned with long range outcomes not being good. Betsy has not heard back from a query to Waste Connections, the ball is in their court. Motion to postpone: David Nebel, 2nd, Joe Kaiser, motion to postpone this motion until further conversation from Waste Connections. No discussion. Carries.
- Christmas Tree Project: Joe Kaiser, about 30 trees dropped, Norman Flowers has gotten trees, last week had prisoners cut trees at campground. Norm and Joe will figure this out. Mr. Robert Schoeneweis donated blocks, Betsy and he will work out SID getting them picked up. The prisoners will be available to drop trees when ready to distribute between all lakes.
- Commissioner Fees: David Nebel makes motion for free amenities for Commissioners. 2nd by Tony Stallsmith.
 - Discussion: Ron Page agrees with David Nebel that this perk is the only thing that the Commissioners receive for the hard work. Susan Jett disagrees, this is good old boy

policy, and we need to be transparent about all the funds. 'I think it wrong for us to take any benefit.' Joe Kaiser stated "we took this job as volunteer, no payment of any kind." Tony Stallsmith also stated "He could see if both ways". Ron states: "Last year all *elected* had already paid fees, decided not to ask for a refund and SID does not pay our fees". Susan said it is money out of income for the upkeep and growth of amenities. Tony says "amenities make us more accessible to the people". Joe said "I didn't sign up in hopes to get free stickers, or free anything".

- Joe stated "I wish that the general public understood that we are volunteers, that we are learning as we go, that we are not professional SID people. That all the hate mail, rock throwing, spitting needs to stop".
- David withdrew motion and go with SID commissioners paying the fees.
- Betsy was asked and confirmed that all employees, seasonal and full time, receive access to use the amenities while employee as a benefit.

Motion by David Nebel – Commissioners will pay amenities fees, 2nd Tony Stallsmith, discussion: none All in agreement, motion carries, the Commissioners will pay all fees associated with amenities as required of Property Owners.

Budget: Ron passes to Betsy.

Unaudited financials for Dec 31, 2022, ended up \$638,000 positive cash flow. Some as result for storm damage which has been used for roofs. \$248, 000 in prepaid assessments into a separate account with 10 % being withdrawn for 2023 , what we normally collect in levy fee.

Begins with the forecast for 2023, showing several items not included in the 2022 budget.

*Tony mentioned not showing expense for campground. Needs updates after corrected.

Operating budget - Surplus Cash \$1, 161,000

Capital Expenditure

- Salary increases, 2,3,4 and 5% increases showing amount of money that will change projected 2% line. Discussion: compromise 4% across the board. Discussion includes bonus system implementation.

David Nebel Motion to increases the wages to 4% across the board, part timers, fill time and general manager. 2nd Tony Stallsmith, discussion, none, motion carries.

- Ron Page says it would be nice if we could have a full-time lake safety person.
 - Discussion reserve officers, off duty officers, constables: David Nebel will work with Fulton County. Lake Safety- we need to work on the boats, capital items, funds in that direction.
- Golf Courses: Current Rainbird Sprinkler system is outdated and expensive to maintain the heads. We still owe for last irrigation due to refinancing that loan. We have \$233,000 in capital

account specifically for GOLF. In addition, we have the pumps that we hope to receive before April.

- Omaha furnishings, 5k for Omaha living room. Approved within budget GM can spend.
- Miniature golf at Omaha is 10k for carpet, had a budget. Also pickle ball, OH&FC, cornhole? (Or thunderbird where the concrete is broken up – Lions Club built two sets of boards in 2022.
- Flooring/Painting needed in both the North Course and Omaha Center. Bids needed before work can be approved.
- Thunderbird pool rehab. Must be done or we won't have a pool. Mid South, out of Missouri only pool company that will do the work. Three levels of choice. Let's do it right, \$268, plus \$68k for concrete. \$335,000 to rehab pool. About a third of our cash flow, we have the funds to back this up. Still issues that might come up. This rehab should last us 25 years or so. Joe suggests that we fix it and move on – get it fixed right.

Joe Kaiser Makes a motion to spend WHATEVER to fix the Thunderbird Pool as quickly as we can. 2nd Tony Stallsmith, MOTION carries.

- Flathead docks, bid to add 10 additional uncovered slips. We have a wait list at Thunderbird Marina, will pay for itself.
- ADA accessible dock at Omaha, courtesy dock at Chanute? Just on the other side of the ramp, back to the cove. Do we need to clear something, not a big deal. Let's think about this on Chanute. Forward to February meeting
- Baseheart: \$40k to add more electric, plus 1k each for pad, fire pit, picnic tables, replace grills. Will still have tent camping.
- \$10k to lake safety boat improvements

Property Owner comments:

- Art Ritter, city controlling boat docks? Proposal is that we work with city, have a SID approved drawing, city needs to approve and inspect that the drawing is what gets built. Pool, yes, we will be permitted.
- Scott Winters 1) great improvements, thank you 2) commissioner fees, he didn't know what they were 3) milage election, we need to be thinking what the surrounding areas are doing, we need to be cautious about how we increase levy. And not price ourselves out of business.
- Richard Sackett: lot sales: he is invited to call Betsy make an appointment. Matt Bishop has been helping with holes in settlement. Since July 1, we have not done a good job, \$800 in sales. Requesting a meeting with the judge about paying settlement refunds and other clarifications.
- Peter Martin, thank you. The re-assessment for Sharp County is now, Fulton next year. When assessments change will people be charged more or get a refund? Betsy confirmed with attorney the assessment as of 2021 is the fixed number of the appraised land value.
- Richard Sackett: data base for figuring, Betsy said purpose of software upgrade to track per property parcel not the owner. If it is sold we will be able to track.

- Tom Trumpy: Recently installed a sea wall and city said it was SID issue to inspect. We will research and get it for next meeting.

No Executive Session

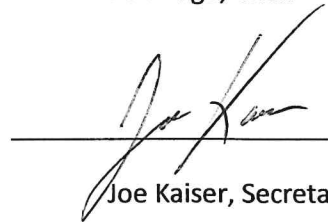
Motion to adjourn Joe Kaiser, 2nd Tony Stallsmith (length 1 hour 39 minutes)

Next regular meeting Monday, February 20, 2023

Minutes approved on February 20, 2023



Ron Page, Chair



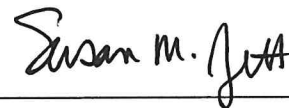
Joe Kaiser, Secretary



Tony Stallsmith, Member



David Nebel, Vice Chair



Susan Jett, Member