

## SID COMMISSIONER MEETING

July 21st, 2025

### North Golf Course @ 4pm

Approved minutes

**Call to order** – roll called, Joe Kaiser, Tony Stallsmith, David Nebel, Susan Jett, Ron Page.

- Moment of silence
- Motion to approve agenda, Susan Jett, 2nd David Nebel, no discussion, carries
- Minutes from the June 17th monthly meeting: Correction of a statement made by Ron Page in July - there is no concrete guy for the benches. Motion to approve with correction, David Nebel, Susan Jett, 2nd. No further discussion, carries

**Property Owner discussion:** (held to 3 minutes)

- Dan Rega - Purchased four lots, concerned about spraying results. GM reminded PO's that when she receives complaints or comments, she will forward the email to Lake Management, Jeff Klein, who will research and respond to her. GM will check on this specific issue and get back to all of us.
- Keith Darner, 5 Arcadia Ln, same as first

#### **GM Update:**

- Flood insurance updates
  - North Course checks \$158K, all for storm damage to roofs. Claim still open for the flooding damage to north shop, course and tennis courts., Equipment damaged in the maintenance building effects the day-to-day operations and we have some large cost related to replacing those items. Two more restoration companies have been contacted. One bid so far that will need updated.
  - Rainbird here today, irrigation is an ongoing project. GM asks for grace for the courses and the employees; they are working hard. David Nebel inquired about equipment and leasing. GM is looking into opportunities. GM states yes and explains that when companies do ask questions, they back off due to the toxicity of social media and gossip; they don't need the aggravation for their businesses.
  - Fourth of July updates – the marina and pool are running pretty smoothly. As of today, we have 633 boat stickers and approximately 40 additional guest stickers. David Nebel stated that PO's should leave AG&F alone; we have invited them, and they are here to help.
- Parker Southard lawsuit update: none since July 8. Judges are in training this week.
- Omaha Miniature Golf is ready, up and running, was completed under budget. Open when the Omaha Center is open. Membership at OH&FC, and guest passes will include Miniature Golf at Omaha. Simply show up, not PO \$1.
- 2026 Election notice letter approval; corrected some dates. Tony Stallsmith states that the nominee shall be in attendance. Gm will add that sentence. Elections on January 16<sup>th</sup>, swear in at the regular meeting on January 19, 2026.

Commissioner statement from Ron Page that he wants to rescind his earlier vote to have people who only live in CV be eligible. Tony Stallsmith agreed. David Nebel says he disagrees.

**Property Owner opportunity to comment:** None

**Old Business:**

- Waste Management land purchase update: GM suggests that we proceed with the animal shelter's appraisal, \$ 5,000/acre, as they have already offered that amount. Susan Jett made motion for GM to move forward, 2nd David Nebel, no more discussion, carries
- Irrigation letter GM update 1984 lawsuit settlement copy showing the grandfathered in Property Owner list stating that when the property was sold, the pump would come out. List of 2006 violators, currently, there are three addresses. Forwarded email from a PO, her bill for May that shows how expensive the sprinkler system is. Tony will not sign the letter. David Nebel says we need to follow the rule, asked GM if letters have been sent. Many have pulled or disabled pumps. Tony keeps on – he will not sign the letter. Move on.
- Quit Deed approval – Aponte and Coughlan, GM update: 90 days ago, from COSL, requested Quit Claim, we haven't done that for some time. On advice of lawyers, we should this time. Motion Susan Jett to sign and notarize, David Nebel 2nd, no more discussion, carries.
- Bylaws update from attorneys, from GM – a copy of the initial draft is here. A special meeting Tuesday, July 29th 4 pm, NGC, convenient for Chairman. GM will arrange for an attorney to attend by ZOOM. GM states that the bylaws that we have in place can be incorporated, like the Golf Rules. Commissioners will review and make notes.
- Employee job descriptions – Ron Page wants to post on the website; the existing descriptions need to be reviewed. Wants an organizational chart. The Chairman wants to table the discussion for the next meeting.
- Committee Guidelines – Ron Page, specifically Golf Committee, Susan Jett reminded group of the statement read from the lawyers last meeting. Chairman wants to add to special meeting.
- Weekly updates – Ron Page wants to know about what GM does, and what the landscaping company does. GM stated the landscaper were not asked to provide a report. He took before and after pictures originally to show the cleanup, but hard to do with multiple crews and cuts per month. GM states that she talks with three commissioners regularly when they call her, she does not hear from Ron or Tony; she is available for all of our calls. David Nebel asks about the dam. GM stated that we read the latest information, there is nothing else, please stop listening to gossip and social media. We won't have any more engineer updates until the September meeting. Joe Kaiser asks about the courtesy docks. GM reminds us that the dock closest to the ramp belongs to Midlake, while the other is ours. There are signs posted with time limits.

**New business:**

- Raccoon Springs update – Betsy Waugh, David Nebel, and Susan Jett attended the Cherokee Village Water Works meeting; they have changed their mind about the importance of the Spring. Melody called GM today; they will begin taking care of the area on a weekly basis.
- Thunderbird Marina repair request – Jason Fisher requested that CVSID pay for the fuel line that was destroyed. We own it, we lease it for free. We own the tank. David Nebel motion, Joe Kaiser 2nd to pay for the replacement of the hose. Carries.

**Property Owners opportunity to comment (held to 3 minutes)**


- Dave Gruger, E Lakeshore, fuel tank ordinance. GM stated that Mr. Fisher reports his fuel use every month as required. Our fuel line runs along the gangway.


Executive Session Topic: Employee evaluation. Motion to move to executive session David Nebel, 2nd by Susan Jett

Returned: stated that additional help will be sought


Motion to adjourn David Nebel 2nd Joe Kaiser, carries

Minutes approved on August 18, 2025, by:

  
Tony Stallsmith, Chair

  
Susan Jett, Secretary

  
Ron Page, At Large

  
David Nebel, Vice Chair

Joe Kaiser, At Large