

**REGULAR MEETING
BOARD OF COMMISSIONERS
HOLIDAY ISLAND SUBURBAN IMPROVEMENT DISTRICT (HISID)
MONDAY, APRIL 24, 2023**

The Regular Meeting was held at the District Office and via YouTube. The meeting was called to order by **CHAIR PHYLLIS SARRATT** at 9:00 a.m. She read the purpose and rules of the Board.

PLEDGE OF ALLEGIANCE

ROLL CALL: COMMISSIONER DYAR, COMMISSIONER CHILDERS, COMMISSIONER SARRATT, COMMISSIONER BROWN, and COMMISSIONER STAMPS present. **CHAIR SARRATT** declared a quorum.

APPROVE AGENDA: COMMISSIONER BROWN moved to accept the agenda, seconded by **COMMISSIONER STAMPS**. The agenda was approved unanimously.

APPROVE MINUTES: COMMISSIONER DYAR moved to approve the minutes for the 2-27-23 Regular Meeting and 3-20-23 Special Meeting. The motion was seconded by **COMMISSIONER CHILDERS**. The minutes were approved unanimously.

CEREMONIAL: None

ANNOUNCEMENTS: None

PUBLIC COMMENTS: Rebecca Sherman, 7 Wild Turkey Drive, would like HISID to have one “keeper of the records”.

REPORTS:

A) Recreation Center Project Update

District Manager Presley received a revised copy of the architect’s blueprints. The building inspector, David Dobrin, had asked for some amendments and they made those amendments. Mayor Kees gave his approval to the project. A permit was received for the site prep and plumbing, and progress will be moving forward.

B) Report on the PRV Replacement Project

District Manager Presley noted that ESI Engineering helped prepare the bid package which was quite extensive. Bids were requested state-wide for 30 days, but no bids were received. A total of 18 PRVs out of a total of 38 need to be replaced. Therefore, a partnership was developed with Big J Utilities from Pea Ridge to share in the project at \$2,000.00 per PRV, totaling \$36,000.00. Dan Shrader gave the status of the PRVs and the coordination of efforts starting around May 15 with notification to the residents being made as to the location of each replacement and any road closing.

BUSINESS:

A) Old Business: None

B) New Business:

1) Consideration/Action to Establish a Policy to Prohibit the Early Payoff of HISID Assessment of Benefits

COMMISSIONER DYAR moved to consider the prohibition of the early payoff of HISID Assessment of Benefits. **COMMISSIONER CHILDERS** seconded the motion. **CHAIR SARRATT** listed several reasons for establishing this policy. State law of Arkansas permits HISID to bill for and collect an annual levy based on a percentage of a lot's assessed benefits. The levy is limited to 10% or less of the assessed benefits. There is no law that allows HISID to bill or collect any funds based on the AOB other than that. Arkansas Code states SIDS shall not cease to exist upon the acquiring construction or completion of the improvement but shall continue to exist for the purpose of preserving, maintaining, and operating the improvement, replacing equipment, paying salaries to employees, and performing any other functions or services authorized by the subchapter. **District Manager Presley** met with legal counsel advising HISID has the authority to pass a policy to prohibit early payoffs of Assessment of Benefits. **COMMISSIONER STAMPS** gave a brief history of how the Assessment of Benefits was established. Further comments by the Board were followed by public comments.

Public Comments:

- 1) Rebecca Sherman, 7 Wild Turkey Drive, asked if anyone paid or tried to pay off their AOB. District Manager Presley answered no. She also wanted to know if HISID needed to do a new assessment study since the last study was done in 2011. She didn't think so but wanted to know what HISID thought. District Manager Presley said there has not been anything to trigger another study of the AOB, it would only be triggered by a substantial addition of new amenities.
- 2) Lynn Dumas, 32 Quail Run Drive, supports prohibiting the prepayment of AOB balances. He also stated that it would be prudent to have an order based on UCA 1492-228.
- 3) Ken Mills, 20 Rocky Top Circle, does not believe paying off an AOB is allowed.
- 4) David Dobrin, 31 Oak Point Drive, believes it is in the best interest of the residents of Holiday Island if the District Manager lives in Holiday Island.
- 5) Linda Graves, 29 Table Rock Drive, stated that early payoff of the AOB disadvantages everyone who doesn't pay off the AOB early. Another point she wanted to make is the AOB is not a lien. HISID can only foreclose on a property for lack of payment. She said it is no different than county taxes. She also said the City spent \$600,000 in grant and turnback dollars to re-pave Hawk and Stateline.

A vote to establish a policy to prohibit the early payoff of HISID Assessment of Benefits was approved unanimously.

2) Consideration/Action to Receive and Accept the January, February, and March 2023 End-of-Month Financial Reports

COMMISSIONER CHILDERS moved to accept the financial reports for January, February, and March 2023. **COMMISSIONER BROWN** seconded the motion. District Manager Presley reviewed the expenses, non-AOB revenue, projections, and reserves year-to-date through March 2023. A vote to accept the financials passed unanimously.

3) Hold an Executive Session to Review the Performance of the District Manager

CHAIR SARRATT adjourned the meeting while the Board met in the District Manager's office.

The meeting was reconvened. No action was taken during the Executive Session.

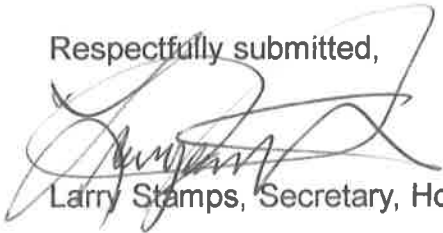
COMMISSIONER COMMENTS: None

COMMISSIONER AGENDA SCHEDULING:

Monday, May 22, 2023, Regular Meeting 9:00 a.m.

ADJOURNMENT: A motion to adjourn was made by **COMMISSIONER BROWN**, seconded by **COMMISSIONER STAMPS**. The motion was approved unanimously. The meeting adjourned.

Respectfully submitted,



Larry Stamps, Secretary, Holiday Island Board of Commissioners