

SPECIAL MEETING
BOARD OF COMMISSIONERS
HOLIDAY ISLAND SUBURBAN IMPROVEMENT DISTRICT (HISID)
Monday, May 20, 2019

The Special Meeting was held at the District Office and was called to order by **CHAIR LINDA GRAVES** at 6:00 p.m. Present for roll call were **COMMISSIONERS LINDA GRAVES, DAN KEES, BILL NOONAN** and **DAVID MAKIDON**. **COMMISSIONER NITA HOLLEY** was absent. A quorum was declared with 4 Commissioners present.

INVOCATION: Wes Higdon

APPROVAL OF AGENDA: DISTRICT MANAGER BLOOD requested to amend the Agenda by moving the New Business section above the Reports section. **COMMISSIONER KEES** moved to amend the agenda as requested and motioned to approve as such. **COMMISSIONER NOONAN** seconded. Motion carried unanimously.

APPROVE MINUTES: none.

CEREMONIAL: none.

ANNOUNCEMENTS: none.

PUBLIC COMMENTS: 1) Ken Brown, Cypress Point Lane: Announced the school district election tomorrow at St. Elizabeth Catholic Church, Parish Hall, on Passion Play Road. There is one position for our District. 2) Sam of Prestige Assisted Living (formerly, Green Acres Lodge): Gave a personal invitation to all present to visit Dementia and Alzheimer patients. He also expressed the need for a van to transport residents on outings. 3) Don Baker, Appaloosa Drive: Only two reasons not many residents attend the BOC meetings: Firstly, many residents work and secondly, attendees have to sit through a 2-hours DISTRICT MANAGER report, which they have already received via email, before they can comment on any concern. 4) Mark Zamudio, 172 Holiday Island Drive: Questioned how the paving the Country Club parking lot was funded, while other roads in Holiday Island are greater need of attention. Is the BOC a realty company? If not, why is the BOC appropriating money for advertising? 5) David Manner, 29 Lakeside Drive: Addressed BOC approximately three years ago regarding recurring valve problem since I purchased my home 12 years ago. Every two years it is necessary to replace my water valve and I have replaced it six times to date. Upon purchasing the valve at local hardware stores, sales associates indicated many are sold to Holiday Island residents. Please address this matter to discover all affected residents and determine the resolution. 6) Linda Peterson, 120 Appaloosa Drive: Regarding filling potholes on White River Lane and Appaloosa Drive. Only one pothole was filled, while there were many more. 7) Kathy Bischoff, 50 Bandy Drive: SB510 (now on hold) would allow HISID to charge unlimited amount for assessments and taxes with no input from owners, other than the elected BOC members. 8) Rick Chambers, Quail Run Drive: Also concerned with the pothole issue. In addition, bridges need to be cleaned to remove substance applied during winter months; vegetation needs to be removed around sides of bridges which is blocking signs; and mowing along roadside. CHAIR GRAVES suggested residents observing hazards in Holiday Island should notify the District. 8) Mavis Wilks, 29 Venus Avenue: Stateline Drive has splits in pavement widening (near area where recent road shoulder was reinforced to deal with runoff.)

NEW BUSINESS

1) Approve Bid for Stateline Drive Slope Stabilization Project

COMMISSIONER KEES moved to approve the bid for \$14,000.00 from Heavy Constructors of Arkansas for the addition of riff raff rock to stabilize the slope on Stateline Drive. **COMMISSIONER NOONAN** seconded. Motion unanimously carried.

2) Approve Bid for Stateline Drive Shoulder and Ditch Repair Project

COMMISSIONER KEES moved to approve the bid for \$74,985.00 for the Stateline Drive Shoulder and Ditch Repair Project. **COMMISSIONER MAKIDON** seconded. Motion unanimously carried. Public comments follow:

(1) Fred Neely, 49 La Quinta Loop: Thank you for evening session. Consider using mass of rock to curb erosion, as was used to remedy problem at Passion Play Road. (2) Rebecca Sherman, 288 Wild Turkey Drive: Storm period, runoff of chat and rocks. Will slurry ditch be placed correctly, as it pertains to property lines or path of water? Put grant money as applied for. **DISTRICT MANAGER BLOOD** spoke for the benefit of Ms. Sherman: What separates upper and lower Stateline Road is a crossover-to that dumps out either on, or somewhere in the vicinity of the property line, we are really not sure. There is not going to be any slurry used in this area right here. What we arranged with Ms. Sherman is to get a damage waiver to enter her private property, because over time, what used to be a straight line between upper and lower that connects the two, has eroded closer towards her house. We can go in and remove a lot of the rocks and boulders that have washed downstream, causing the creek to change course. Part of the grant addressed for "in kind" for debris removal, ditch restoring. Hopefully, it will restore the creek and redirect the water from Ms. Sherman's house.

Kenny DeHart, Roads Superintendent, regarding bids for road edge work, two bids were received: Heavy Constructors \$74,985.00 and Hutchens (received back in December) \$76,825.00.

REPORTS:

A) **Deputy's Report:** (see attached). Ken Brown, Cypress Point: Would it be beneficial for Holiday Island resident victims of mail theft to participate in court hearing to give witness of the individual apprehended? Deputy Ingle concurred.

B) **Financial Reports: April 2019.** **COMMISSIONER MAKIDON** moved to approve the April 2019 Financial Report. **COMMISSIONER NOONAN** seconded. Motion carried unanimously.

C) **District Manager's Report:** (see attached). In response to resident Mr. Zamudio's question regarding advertising: Some advertisement promoting Holiday Island is done by HIPRO (Holiday Islanders Promoting Residential Ownership), the Developer and the Chamber of Commerce, but it is not enough. Therefore, HISID participates in advertising as well. The amount spent on advertisement is based upon a judicially approved settlement agreement to a lawsuit which makes provision for the BOC to expend 2% of revenue from the previous year's budget.

In response to resident Mr. Nanna's concern regarding the multiple replacements of PRVs at his home: Currently working on a short-term and long-term plan to replace the PRVs. **COMMISSIONER KEES** stated he is leaning towards making recommendation that replacement of PRVs as a short-term plan, even if it necessitates taking a loan to facilitate the project. David Nanna commented with details of water pressure at roadside in front of his home. **CHAIR GRAVES** assured Mr. Nanna the BOC has not been ignoring the water pressure issue. In general, the BOC has been studying water pressure in general over the past 2 years.

In response to resident Mr. Chambers' concern regarding the mowing of roadside easements, **DISTRICT MANAGER BLOOD** explained the primary objective of mowing on right-of-ways. Firstly, safety considerations are given for the line of sight issues, i.e., dangerous curves. Secondly, consideration is given to the high visibility areas such as Holiday Island Drive and Woodsdale Drive. Keeping these areas mowed consumes all the time of one employee. To mow additional areas would require hiring another employee.

Janice Murphy requested an adjustment to previously committed capital improvement monies for needed repairs at the Recreation Center and Pool. The request is to increase from \$10,000.00 to \$13,820.00 (proposal attached). **COMMISSIONER NOONAN** motioned to approve the proposed adjustment, increasing the capital improvement budget for the Recreation Center and Pool by \$3,820.00. **CHAIR GRAVES** seconded. Motion carried unanimously.

PUBLIC COMMENTS: (1) Linda Peterson, 120 Appaloosa Drive: Seeking clarification of residents' responsibility to maintain the easements at the property. **DISTRICT MANAGER BLOOD** explained HISID maintains the public right-of-way; however, maintenance of easement areas is the responsibility of the homeowner. The easement provides HISID access to residents' properties to address issues with drainage ditches impairing the roadway. (2) David Nanna, 29 Lakeside Drive: Am I liable for anything in maintaining the property across from me? **DISTRICT MANAGER BLOOD** commented the exposure is small and Mr. Nanna is actually doing them a favor. Suggested Mr. Nanna bring this before the Planning Board as the property is not being maintained by the owner.

OLD BUSINESS:

1) Discussion, Approval or Guidance on Marina AC Repair

- a. Option One: Replace outside unit with like-item, mini-split, with bid at \$4,743.07
- b. Option Two: Replace outside unit with window units. All sides of building considered, but no side can accommodate a protruding window unit.
- c. Option Three: Replace with portable AC and heating units. The purchase cost of 2 units and additional costs for installation, removal of old equipment and any unforeseen expenses, not to exceed \$2,500.00

Kolin Paulk, Marina Manager: Regarding Options One and Three: Building is not insulated, so portable AC units would not sufficiently cool. Also, the visual presentation is not that of a resort area, as Holiday Island is referred as. The unit needing replacement is a 24,000 BTU unit. That being said, during July and August this unit does not sufficiently cool items

susceptible to spoilage. Island Airco was evaluating the possibility of what BTU may be needed. Please refer to handouts from Product Guide for the LGLP1417SHR, 2nd page (actually pg. 8 in the product manual.) Manufacturer Product Guide indicates this unit is intended for household use as a consumer comfort appliance and is not to be used as a precision climate control system. Portables would not be a long-term solution. Kyle Deaton, 50 Sailboat Drive and Island Airco, as discussed in the previous Special Meeting, the Marina is a commercial property and all commercial property is provided with a 5-year warranty and is noted in the proposal. It is for both the outdoor and indoor unit.

COMMISSIONER KEES is inclined to go with advice of HVAC experts. **CHAIR GRAVES'** opinion is the mini-split is the best choice.

PUBLIC COMMENT: (1) Dave Bischoff, 50 Bandy Drive: Inquired as to modifying the ceiling to accommodate window units. **DISTRICT MANAGER BLOOD** explained a bid was solicited to modify the building, but was told it was financially infeasible. (2) David Nanna, 29 Lakeside Drive: Regardless of which unit is chosen, attic and insulation are primary considerations/ (3) Mark Zamudio, 172 Holiday Island Drive: Agrees the quoted amount in Option One is a good price. Also, inquired of accommodations in the winter season. Kolin Paulk, Marina Manager, informed the Marina closes in October. (4) Ken Brown, Cypress Point: Any repairs or additions to the Marina stay with the Marina, whether or not Kolin Paulk's contract is renewed. The cost of the air conditioning unit should be covered by HISID. Spoke of his personal experience with a mini-split in his home, as well as the Barn. Consider the five other vendors in Carroll County for cost comparison. **COMMISSIONER NOONAN** moved that Option One, the purchase of a mini-split in the amount of \$4,743.85, be considered for the Marina AC repair. **COMMISSIONER KEES** seconded. **COMMISSIONER NOONAN** asked if the mini-split will fit in the existing hole, or require modification. Kyle Deaton, Island Airco, responded the only hole is for the copper line to the outside unit. The existing one and the proposed one are on the same side, same footprint. If approved, install will be Wednesday, May 22, 2019. Motion carried with three in favor and **COMMISSIONER MAKIDON** against.

2) Discussion, Approval or Guidance on the Barn AC Replacement

a. Option One: Replace existing system with multiple Mini-Splits, ranging between \$30,000.00 - \$40,000.00.

b. Option Two: Replace existing system with multiple Window Units, ranging between \$4,000.00 - \$10,000.00.

Ken Brown, Cypress Point Lane: Option Two is like what has been done in the Barn kitchen. Considering the Barn is closed December – March, heat is not needed. Consider the five other vendors in Carroll County for cost comparison and confident the solution will be less than \$40,000.00. Kyle Deaton, Island Airco: what Ken is referring to is a PTAC (packaged terminal air conditioner) found in hotels, not a mini-split. This application would require modification to the wall. **DISTRICT MANAGER BLOOD** referred to paragraph number 2 of the General Information on Request for Proposal. Discussion continued. **COMMISSIONER MAKIDON** stressed the termite problem is primary concern to be considered before expending funds on air conditioners. Janice Murphy, Recreation Center, reported on the use of the Barn and revenue generated. **CHAIR GRAVES** made a motion to put out to bid the system described in Option One and **DISTRICT MANAGER BLOOD** to prepare an open RFP. **COMMISSIONER**

KEES seconded. **COMMISSIONER NOONAN** said based on figures, not a very good investment. All were in favor of Option One with an open RFP. Public comments followed:

(1) Rebecca Sherman, Wild Turkey Drive: I agree with **COMMISSIONER MAKIDON**. (2) Dave Bischoff, 50 Bandy Drive: Major investment with no return. (3) Mark Zamudio, 172 Holiday Island Drive: HIPRO should promote the specific areas that will generate money. (3) David Nanna, 29 Lakeside Drive: Limiting function by closing during winter, instead, resolve heating problem. (4) Ken Brown, Cypress Point: HISID is supporting golf courses in excess of \$300,000.00. Should spend the money to keep the Barn going. (5) Wes Stilly, Bandy Lane: Wall units like those found in motels are very noisy. Window units would be worse.

CHAIR GRAVES stressed the primary issue is to address is the termite problem. Discussion followed.

PUBLIC COMMENTS:

(1) Al Selleck, 22 Buckskin Lane: Forcing a night meeting is a joke. The Manager's Report should be part of the meeting and be in the minutes. What about tearing down the Yacht Club? **DISTRICT MANAGER BLOOD** explained he is researching for a grant to cover the cost. Otherwise, the cost has been budgeted for the tear down this year. (2) Kathy Bischoff, 50 Bandy Drive: Follow up on research of SB510, regarding representation of Holiday Island property owners. (3) Rebecca Sherman, 288 Wild Turkey Drive: Responsibility of Board Members to represent property owners of Holiday Island. (4) Dave Bischoff, 50 Bandy Drive: Agrees with Rebecca Sherman. (5) Jim Yates, Cypress Point Lane: SB510 did not happen.

COMMISSIONER COMMENTS: none.

COMMISSIONER AGENDA SCHEDULING:

June 17 Regular Meeting at 9:00 p.m.

ADJOURN: **COMMISSIONER MAKIDON** moved to adjourn. **COMMISSIONER KEES** seconded. Motion carried unanimously.

Respectfully Submitted,



Nita Holley, Secretary, Holiday Island Board of Commissioners