

Lost Bridge Village Community Association, Inc.
Board Meeting Minutes
May 13, 2019 @ 6:00pm

Call to Order of Regular Meeting by President Carrie Webb @ 6:05 pm

Trustees Present: Carrie Webb, President Mary Gray
 Wayne Gunnels Kirk Schuenemann
 Jon Testut, VP Hugh Fenner
 Bill Beavers

Approval of Agenda

Agenda approved with addition to new business Tractor testing for warranty. Motion was approved with the addition.

M/S/C Jon Testut/Hugh Fenner/Unanimous

Recognition of Members, Visitors, & Comments

- Rob Taylor, NEBCO – We are trying to get the word out that there is a special election being held July 9th. We are seeking a rate increase for NEBCO Fire. They are separate from NEBCO EMS. Monies for NEBCO EMS have always been separate from monies for the NEBCO Fire.

In 2010, the board and I said they would run the EMS Service for 3 years on dues that you were paying for EMS. At the end of the 3 years, the service was re-evaluated. At that time, it was decided an increase in dues was needed. We brought it before the people for a vote and it was voted in as an increase at that time. We appreciate it. It is why we are able to still run the EMS service and have improved it. Right now, we have 1 ambulance in service 24/7, 365 days a year. We have a second ambulance 4 days a week 24 hours a day.

Since this time, we have not allowed our Volunteer Fire Department to grow. It has been almost 20 years since we have asked for an increase. We are operating in the black for now, but we need funds to keep it that way. Our firemen gear (hat, coat, gloves, pants) are to be replaced every 5 years. We cannot afford to do to do this so we do with what we have and do the best we can. The air packs that the firemen have to wear when going into a burning structure need to be replaced every 15 years. 15 years ago, we received a grant to replace all of them. We now need to replace the bottles. We have 42 bottles to replace at a cost of \$640 per bottle. We can't sell the old bottles; they have to be destroyed. We need to keep our volunteers safe.

We would also like to staff the Fire Department with 2 full-time firemen 24 hours a day. This will help with response time when lives are in danger. Right now, it takes our volunteers about 30 minutes to respond depending on location. The volunteer has to leave their house, come to fire station get their equipment then respond to the emergency. If you are the person trapped in the house, which is an eternity if anything can be done after that length of time. We need to start looking at making things safer for everyone. We are trying to be more prepared.

We are not asking anything from this board but as a citizen for your support on July 9th. Lost Bridge Village has always been very supportive. We appreciate that. Volunteer firemen are very hard to get these days due to the uncertainty of when something will happen. They are on call 24/7, 365 days a year. So, July 9th, please come out and vote. There will be some town hall meetings coming up. At the next NEBCOs Board Meeting, they will set dates for the town hall meetings.

Comments Approval/Discussion of March 9, 2019 Board Minutes after Annual Meeting

Motion was made to approve of March 9, 2019 Board Minutes after annual meeting
M/S/C Jon Testut/Wayne Gunnels/Unanimous

Comments Approval/Discussion of April 8, 2019 Board Minutes

Motion was made to approve of April 8, 2019 Board Minutes
M/S/C Jon Testut/Wayne Gunnels /Unanimous

Comments Approval/Discussion of April 8, 2019 Executive Board Minutes

Motion was made to approve of April 8, 2019 Executive Board Minutes
M/S/C Jon Testut/Wayne Gunnels /Unanimous

Treasurers Report – April 2019

	<u>Apr 30, 2019</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · CASH IN MONEY MARKET - 0172	115,600.62
1001 · CASH IN CHECKING - 7265	22,812.48
1003 · ARVEST CAPITAL IMPROVEMENT 0743	
1003-A · AIRSTRIP IMPROVEMENTS	1,096.80
1003-B · COMM BLDG IMPROVEMENTS	1,750.00
1003-C · VILLAGE HALL IMPROVEMENTS	1,707.56
1003-D · REC CENTER IMPROVEMENTS	15,114.66
1003-E · LIBRARY IMPROVEMENTS	350.87
1003 · ARVEST CAPITAL IMPROVEMENT 0743 - Other	<u>20,583.96</u>
Total 1003 · ARVEST CAPITAL IMPROVEMENT 0743	40,603.85
1007 · CASH CONTINGENCY M/M FUND 9016	72,853.43
1010 · BUILDING DEPOSITS	<u>47,075.00</u>
Total Checking/Savings	298,945.38

Notes:

- Cash Transfers in April
 - ~\$120k moved from checking to 1000 M/M to gain intrest on current checking balance
 - ~\$30k balance remaining from 2018 moved
 - ~\$20K moved to Cash Contingency M/M Account
 - \$10k moved to Rec Ctr 1003-D until we have a resolution on tennis courts
 - \$1000 donation from Lost Bridge Comm Church allocated to 1003-B Comm Building Improvements
 - \$105.57 Donation moved to 1003-E Library improvement account
 - \$98.52 book sale revenue moved to 1003-E Library improvement account
- ~\$23k remains in checking account for LBVCA expenses

April Profit and Loss - Actuals vs. Budget

	Account	April Actuals	April Budget	\$ Diff
Assessment Income	4000	\$6,344	\$4,400	\$1,944
Donations	4100	\$1,421	\$1,283	\$138
Total Income		\$8,608	\$6,589	\$2,019
Maintenance	7200	\$3,459	\$9,113	-\$5,655
Rec Center	7400	\$215	\$1,378	-\$1,163
General & Admin	7500	\$4,225	\$6,815	-\$2,590
Community Building	7600	\$473	\$1,020	-\$547
Roads	7700	\$266	\$2,600	-\$2,334
Capital Improvements	7900	\$4,888	\$0	\$4,888
Total Expenses		\$13,526	\$20,927	-\$7,400

April Year-to-Date Summary

YTD - April Actuals	YTD - April Budget	\$ Diff	2019 Annual Budget	% of Annual Budget
\$181,532	\$182,600	-\$1,068	\$200,000	91%
\$2,539	\$1,536	\$1,003	\$9,250	17%
\$188,671	\$190,734	-\$2,063	\$221,050	86%
\$12,236	\$19,781	-\$7,545	\$57,824	34%
\$8,376	\$9,085	-\$709	\$32,775	28%
\$31,134	\$41,214	-\$10,081	\$97,255	42%
\$3,743	\$4,078	-\$335	\$12,230	33%
\$2,655	\$6,124	-\$3,469	\$15,374	40%
\$4,888	\$0	\$4,888	\$5,400	-
\$63,030	\$80,281	-\$17,251	\$221,049	36%

Income:

- ~ Assessment income was higher for March, exceeding the budget by +44%. YTD assessment income is -5% vs budget
- ~ Village Clean-Up in April generated \$1,421 vs a \$1,200 budget for the project
- ~ Total March income exceeded the monthly budget by \$2,019 or +30.6%. YTD total income is \$1.9k behind budget or -1%

Expenses:

7200 MAINTENANCE

- ~ Total Maintenance in April was below budget by -38% and trending below budget by -38% for the year
- ~ April budget savings came from Day Labor, Mowing, and the container expense from the clean-up not hitting April financials
- ~ Equipment Maintenance/Labor exceeded the April budget by 2x, due to repair on zero turn mower

7400 RECREATION CENTER

- ~ Recreation Center was under budget (-\$1,162), due to budgeted expenses for propane, maintenance, and repairs

7500 GENERAL AND ADMINISTRATION

- ~ Total Gen/Admin was below budget by -38% for April and is trending below budget by -24% for the year.
- ~ April Gen/Admin budget savings came from Library and budgeted Accounting expense that we'll see in May

7600 LBVCA COMMUNITY BUILDING

- ~ Total Community Building was below budget by -54% in April, driven by lower maintenance & repair costs vs budget
- ~ Savings in April has put the total Community Building below budget for the year (-8% through April)

7700 ROADS

- ~ Total Roads was below budget by -90% in April, driven by lower cost for fuel, ditch cleaning and equipment rental
- ~ Total Roads budget is below budget by \$3,469 for the year

7900 CAPITAL IMPROVEMENTS

- ~ Budgeted expense for Maintenance Equipment was used for purchase of a salt spreader. Budgeted in March/July

Motion was made to approve April's Financials.

M/S/C Kirk Schuenemann/Mary Gray/Unanimous

Officers Reports:

President – Carrie Webb

We did our field trip last week. Overall, it was a success. The idea was for us collectively as a board to put our eyes on the amenities and their immediate needs and to start looking at our budget in a comprehensive way of where we potentially over allocated funds in the budget that we could alternatively resource to get our amenities up to date with the needs that they have. This will be a continuing work in progress but overall it was a success and I appreciate everybody's time.

Vice-President – Jon Testut

- Nothing to report

Trustee Reports:

ACC Liaison – Jon Testut, TA

May 6, 2019 ACC Meeting – 9am

Members Present: John Niernberger, Chairman, Jon Testut T/A, Sam Reynolds, Jeremy Webb, Terry Brock and Dottie Elbert

Members Absent: Jim Haguewood, Rhonda Eaves

Applicants:

- CAC S1 26 15-04740-000). A representative appeared before the Committee in behalf of the Property Owner with a request for a variance to build a fence directly on the owner's property line (visual documentation was provided) which would partially cross the driveway of his neighbor's home. After much deliberation, the Committee did not grant a variance but approved the fence construction for the 10' building setbacks/lot lines as stated in the BS&P guidelines. The representative stated that he would confer with the owner and get back to us if they wanted to be added to the Board meeting agenda next Monday.

M/S/C

Jeremy Webb/Sam Reynolds/Unanimous

TA Report: The BS&P revisions were tabled but Jon encouraged everyone to be thinking about the revisions that they want to make in the future.

Discussion Items: None

New Business: None

Next meeting will be Monday, June 3, 2019, at 9 AM

Airstrip – Jon Testut, TA

We are getting ready to seal up cracks. We need to put down herbicide couple of weeks in advance.

Community Building – Mary Gray, TA

The storage area in the kitchen has been cleaned out. Plans are to use the area for cleaning supplies, vacuum, mop, and the recently purchased wagon that will help with loading items for special events. This area will make it easier to have the cleaning supplies located in one place to with make clean up after an event easier. The top shelf will be used for storage.

Covenant Compliance & Review

Kirk Schuenemann, TA – LBV

No new violations to report.

Bill Beavers, TA – PMR

Handled complaint about dogs barking and running free. Owner is taking care of it.

Legal and Insurance – Wayne Gunnels, TA

Legal

Nothing to report.

Insurance

Workers Comp audit was performed in April. Will review results with Farmers Insurance as soon as the results are provided. We need proof of insurance from anyone doing work for LBV.

Library – Mary Gray, TA

Librarian, Pat Testut reports: I will be adding new books to the Little Free Library.

Parks and Recreation – Hugh Fenner, TA

Tennis Courts – Dennis & Larry have 3 known quotes for \$40-45k. This is real encouraging. They are for a complete job. Larry & Dennis plan to come to next board meeting to present the findings to board. Hugh suggested setting up a separate checking account for the donations with the understanding if not used it will be returned to donor. Then we can start fund raising if board approves a plan at next board meeting. Then maybe we can start on the project by end of July or first of August.

Fireworks – We have completed everything we can do. We are waiting for them to send back the approved form from the State Fire Marshall. Once we get those, we will then file the rest of paperwork with the Corps.

Landscaping – The main entrance has been all cleaned up and mulched at a total cost of \$44.

Property & Marketing – Carrie Webb, TA

I have decided to let the “properties” website go. This site came at a cost of nearly \$150/year. I will be redeveloping the LBVCA.com website to better incorporate our properties listings.

Web Design – Carrie Webb, TA

Nothing to report

Election – Carrie Webb, TA

Nothing to report

Roads & Maintenance – Jon Testut, TA (LBV)/Kirk Schuenemann, TA (PMR)

Jon Testut, TA (LBV)

- Welcome our new Maintenance worker Ryan Walker completed 2-week training with flying color. Without hesitation, Ryan has taken on the role of MP with enthusiasm and ability. We are suitably impressed.
- We took delivery of a new electric Salt Dogg sand/salt spreader and are looking forward to a more efficient and quieter machine as compared to our old one which is to be sold. It is lighter and thus easier to mount on our truck. Ryan will be installing the electrics need to control it from the cab.
- We are in the process of purchasing the extended warranty for our tractor which will give us 5years and 1500 hours of protection (Bumper to Bumper)
- As of this report, Black Oak should have a new asphalt overlay and White Oak prepped in readiness for an overlay as well. Cedar Acres (cedar Forest) is next on the list. Amazingly, the County is holding back on the cross-street culvert replacements until later this year.
- Our zero-turn mower has been laid up for several days with a flat and then a hydro pump leak. It is back in service as of this writing. The zero-turn is old and will need to be replaced sometime in the future.
- The Village truck has had the brake booster replaced at a dollar value that was unfortunately higher in cost than expected. The Village Truck is an '04 model and it is starting to cost us money. We need to think about replacing along with the equipment on truck.
- Want to thank Ryan for all your hard work and his work ethic.
- Wayne reported that the road in Cedar Forest where there was a complaint at Annual Meeting about the slope of the road, he has noticed there is paint on the road. Do we know what is going on? Carrie stated that she has reached out to the Judge Moehring 3 separate occasions. She has to email him thru his secretary and she always responses back with the same reply, “I am forwarding your message to Jay and to Judge Barry Moehring. I am sure one of them will respond within a few short days. Thank you for your consideration”. She does not know what else she can do. She has been sending email about every 2 weeks with the same generic reply. Since the county is actively working out here now, maybe after they work thru the roads, some of these issues will be addressed. Jon stated that Benton County called him today stating that they are being held up by the Water & Sewer. Water & Sewer is not staying ahead of them as far as putting risers on the manhole covers. This is slowing down the county. Carrie suggested that Jon and her meet tomorrow and put this on top of the pile to discuss. Wayne also stated the county cut new ditches that now drain straight to couple houses. Carrie will try emailing Judge Moehring again and call all the contacts she has at Benton County Roads Department.

Kirk Schuenemann, TA (PMR)
Nothing to report at this time

Security Patrol – Bill Beavers, TA

LBV: *Still have an opening for a Captain in Zone 2.*

Social – Mary Gray, TA

A cookout sponsored by John Buhr & Don Overstreet is scheduled at the Rec Center on May 23, 2019.

Tech Support – Jon Testut, TA

Nothing to report – Time to think about replacing main computer along with monitor. Discussed a different printer for main computer. Still looking for one to meet the specs needed. It will probably cost around \$100 more the other one.

Old Business (Status Update):

- Tennis Court Update – Hugh Fenner – See Park & Rec Trustee Report
- Beautification Projects – Carrie Webb – We have roughly \$800 donated to us to use for beautification project. 127 & Slate Gap is not LBV property, it is private property. It was suggested the Lodge Drive entrance sign could use some updating. Need to move gazebo, the land is for sale. The gazebo is not in great shape but can probably be moved to the middle of the island by the Lodge Drive entrance. Jon and Kirk will dig into it and report back.
- Lot Sale in 2000 – Carrie Webb – Tabled
- Maintenance Rep: Hours and Phone – Carrie Webb – Jon looked into getting a phone for maintenance. The cheapest was \$40 w/60 minutes and expires in 90 days. The board decided a phone is not necessary at this time. Is the number of hours good, are things getting done? As of now, things are getting done but that has been with the help of Jon and Jason. Ryan said there is a lot of preventative maintenance that can be done. There is definitely enough stuff to do to allow 40 hours a week. Jon and Kirk will monitor it. The board will reevaluate in a month.
- Tractor transport fee – Jon Testut – We have already agreed to purchase an extended warranty for the tractor. John Deere requires a test to ensure the fluids are not contaminated before they will warranty the tractor. The test is \$85. There are 2 ways we can do this. We can either bring it to them or they can send a man to us. To come to us for the test is \$125 tractor and for us to take it to them will be around \$115. The dealer (P&K) who we use is in Tontitown. Is there any maintenance coming up? Can they do this the same time? Board agreed to have P & K come to us.

A motion was made to have P&K come to us for the test if there is no other maintenance due.

M/S/C

Wayne Gunnels/Mary Gray/Unanimous

New Business:

- Rental Surcharge – Jon Testut – It will probably take a couple of meetings to address this issue. I sent email out about this. We have a covenant that prevents the commercialization of having a business in the village – Article 9, Section 1 and Article 10, Section 3. Also have excerpts from trustee meetings from October 1977 and June 1992. We can enforce covenants or put to vote if LBV should benefit from such properties. We can present this to the community and have them share with us their opinions. The handout (emailed) rental proposal was referred to. We could impose a fee. Jon's proposal on page 3. Jon asked the board to go thru his proposal and will discuss at next meeting.
- Spending/Purchasing – Carrie Webb – We went over in executive meeting. We made considerable adjustment from maintenance to pool.
- Fly-In – Carrie Webb – Are there any preparations that need to be done? Mary will contact same

people about a Bounce House. We have always made enough money thru donations to cover the food cost, so we don't charge for it. We will do same again. We don't have a budget to spend anything. If we don't make enough to cover the cost, we will start charging next year. The Village pilots started this, can we get them back and involved again? Steve Bray said when he left the board, he turned in book with all the pilot's information. As far as he knows, nobody has done anything with it. We have a push mower that has never been used, we can put that up for a door prize for \$10 per ticket. Get the NEBCO fire truck and see if Mercy can bring out their helicopter. We need to find some workers. Mary and Linda Shade will purchase the food and will try and find some workers. Mary will also contact Ted Tidwell. Will need to bring up the tables from Rec Center.

- Rec Center Repairs – Carrie Webb – We discussed this in our Executive Meeting
- Community Building Deck Repairs – Carrie Webb – Carrie will get Mary the quotes hopefully tomorrow. As soon as Carrie gets the quotes, she will email them out to everyone. We are keeping the same footprint.
- File Organization – Carrie Webb – I will be working with Tamy. If anyone wants to help, let me know. I will have more time this winter to start this project.
- SAU Audit – Carrie Webb – Wants to make sure all are done right. This will be another winter project.
- The legal matter about fence is being handled by attorneys. The board is to say nothing according to LBV Attorney.

A motion was made to adjourn

M/S/C Kirk Schuenemann/Mary Gray/Unanimous

Adjournment at 8:05pm

The next Board Meeting will be June 10, 2019 at 6pm.

Carrie Webb, President

Jon Testut, Vice President

Wayne Gunnels, Secretary/Treasurer

Mary Gray

Hugh Fenner

Kirk Schuenemann

Bill Beavers