

Lost Bridge Village Community Association, Inc.
Board Meeting
October 10, 2016
6:00 PM

EXECUTIVE SESSION

Call to Order of Regular Meeting – 6:35pm

Trustees Present: Jon Testut Phil Williamson
 Ken Buchheit Mary Gray
 Randy Haley John Buhr

Trustees Absent: John Wilson

Approval of Agenda: Motion to Approve Agenda

 M/S/C Ken Buchheit/John Buhr/Unanimous

There was a motion to accept resolution to the pool discussed in executive meeting.

 M/S/C John Buhr/Mary Gray/Unanimous

There was a motion to accept the option Phil Williamson gave the board.

 M/S/C John Buhr/Randy Haley/Unanimous

Approval/Discussion of September 12, 2016 Minutes

 M/S/C Ken Buchheit/Randy Haley/Unanimous

Member Comments: (2 minutes per person; 15 minutes' total time allotted)

Steve Bray – Glad tennis courts got cleaned up.

Ron Lyon – Airport Fireworks – oppose banning fireworks on airstrip and properties around airport.

Dennis Jones – Observing – The surface of tennis court is in bad shape. Would be willing to help pay or pay extra to have it kept up and sure others who use it would chip in.

Dale Slape – Observing - Also stated concern about banning fireworks on runway.

Treasurer Report/Financials: Phil Williamson

Monthly Financial Report

September Results

1. Total expenses in General and Administration exceeded the budget due to the payment of the annual property taxes. The line item was budgeted for payment in October.
2. The water bill for the Rec Center is much higher compared to the budget which is known issue due to leak in the pool. The Board is reviewing the different options for resolution.

Recovery of Unpaid Assessment Fees

1. Total of 62 liens were files for past due assessment fees.
2. As of September 30, we have collected \$15,827 for prior year past due assessment fees.

A motion was made to accept Phil Williamson's Financial Report.

M/S/C Ken Buchheit/Randy Haley/Unanimous

Officer Reports:

President's Report – Jon Testut

New Name/Old Purpose

The burn pile has functioned in the Village for as far back as anyone can remember. According to our records, it predates the ADEQ Regulation 18 governing such facilities so that we technically are exempt from the permitting process. Nonetheless, there still remains concerns regarding the fire and the risks that go along with it, the smoke and airborne particulates, the cleanup including ash removal, and the extra-long hours attending the burn long after the fire has died down (which converts into extra money spent on Maintenance wages). R&M will be proposing changes in the method by which we handle brush and leaves. We expect to use a chipper to create mulch which is environmentally safer, more use for the by-product, and more efficiency with time spent on the job. A proposal to chip the brush and limbs (up to 13 inches) will be presented in the TA report along with a facility name change to LBV Brush/Leaf Collection Center. (Still only open to members by way of key coded lock).

Lawyers (again)

Although having a lawyer on retainer has not guaranteed outcomes that are in our favor, it should be comforting to this board (and by extension, the Village residents) to have the resources (by way of the assessment increase) to engage the services and opinions of a lawyer when necessary. Let us be sure to consider these situations when creating our 2017 budget.

Money

Speaking of money matters, please prepare carefully for our Budget meeting planned for October 27. It is an important duty of this Board and a necessary mechanism in the governing of Village affairs. Some would say that with the additional revenue from the assessment increase we have little to worry about. Not true. In fact, I submit that the residents who provide us with these funds are ever so much more expecting us to control the financial resources with great accuracy and managed consideration for the needs of the community.

Vice President's Report – Randy Haley

Nothing to report at this time.

Trustee Reports:

ACC Liaison – Jon Testut, TA

Date: October 3, 2016

Time: 9 AM

Location: LBVCA Conf. Rm.

Present: H Wagner, J Haguewood, S Reynolds J Testut, R Brundage

Absent: W Ake, T. Pedano

Meeting Notes:

- (11656 Hickory) Building Project Without Permit (Structural remodeling of deck/siding). BC letter with threat of \$1000 fine and jail time (Jim spoke with property owner and he

is not receptive to obtaining a permit. Hugh has sent two letters with no return response. This was followed up by the CCC. An additional letter was sent from the president's desk.)

- (Oak Leaf Dr) applied for fence permit. Approved.
- (12573 Timberline Dr.) Rear yard fence/dog run project started without ACC approval. Sent letter from president's desk. Response was threat of lawsuit.
- Continued discussion RE: alternate housing (tiny homes, tree houses, etc) projects criteria. ACC will develop additional items of concern for inclusion in the BS&P.
- Received letter from concerned homeowner asking ACC to reconsider allowing new home to be built with Swimming pool. Expect rental occupants to be rowdy and disruptive.

Airstrip - Ken Buchheit, TA

South end of airport that appears to be soft. Need to look at it closer this fall.

Community Building – Mary Gray, TA

Handed out revised Rental Guidelines/Rec Center & Pool/Long & Short Term Renters.

A motion was made to accept the Revised Rental Guidelines/Rec Center & Pool/Long & Short Term Renters.

M/S/C Randy Haley/John Buhr/Unanimous

An exterminator has been called for the Community Building. Recent leaks are suspected to be the cause of recent high water bills. A professional will be contacted to determine the location of the leak. Also, steps will be taken to prevent the growth of mold in the basement bathroom.

Covenant Compliance & Review –

Phil Williamson, TA, Committee Chair

There are two active covenant violations in the Village.

Randy Haley – PMR

Arabian Dr., questions about the deck, the word "replace" was used in a conversation which sent up red flags, after Ken and I looked at it, it does not need to be replaced, only needs cross supports to steady the deck. Discussions about how she plans to rectify the trailer issue. Called Wounded Warrior fund, was not able to get an answer. We suggested to call Representative Womac and Senator Boozeman and Senator Cotton for assistance, all three are military and works with veteran issues. Getting ahold of habitat for humanity to see if they could help. Jon will look into BS&P and get back with Randy.

Buttercup, thought we had another squatter on property on Buttercup, took numerous pics of the area and violations, talked to the new owner and explained the covenants, BS&P had to be followed and anything done on the property would need to go through the ACC and county for building permits.

Aster Lane (PMR) Squatters have been served complaint, answered it, and have vacated property. Unable to locate property owner Andrew Poor to serve complaint...might be out of state.

People on Deerwood reserved property are untouchable, it is not part of the village. There are concerns about how they are access property. They seem to be driving thru personal village owner's property. The property owner has been contacted but has not called back as of yet. Villagers in area are nervous about the unsavory people.

John Buhr – LBV

Nothing to report at this time.

John Wilson – CAC

Nothing to report.

Legal and Insurance – John Wilson, TA

Nothing to report.

Library – Phil Williamson, TA

Nothing new to report.

Parks and Recreation - John Buhr, TA (LBV)

Rec Center and Pool

Proposed repairs to the structural pool cracks continue to be evaluated. There are two different solutions and both are expensive and require a major re-work of the pool plus the decking. In addition, there is most likely decking sub-soil that will need to be replaced. Following Board review the recommended repair scope and the next steps will be identified.

Shutting off water at all areas in next couple weeks.

Parks and Recreation - Randy Haley, TA (for PMR only)

Everything is still on hold. Gentleman will build bbq at cost for the park.

Political – Ken Buchheit, TA

Nothing to report.

Property & Marketing – Ken Buchheit, TA

Properties:

With the work of Jon, the sale of two adjoining lots on Hickory is in progress. Hopefully a few more in the coming months. We also have an issue of a Quit Claim deed filed in an attempt to transfer ownership back to Lost Bridge. Phil addressed this. With my relationship with our attorney and contacts with Benton county, I conducted more research. As I had told Jon a while ago, and I confirmed, Quit Claims can be written for almost anything in any way. Very little more needs to be said at this time. I have no more info and feel I had better not research until I know what Jon and Phil have done.

Marketing:

A few phone calls to adjoining property owners, and some realtors. No significant interest yet. Several more contacts in the coming months. We are still considering a billboard on Hwy 62 when one becomes available.

Roads –John Buhr, TA (LBV)

1. Dogwood Washout Repair

The rock wall transition to the single spill-way rock has been completed. Special thanks to a LBV

resident who spearheaded that effort as it looks great. The final phase is to place the on-site concrete chunks at the end of the spillway to slow down water speed and reduce erosion and relocate several large boulders to the western end of the rock wall. This final step should be completed by the end of October.

2. LBV Roads and Street Signs

Communications with Benton County Roads continues however no schedule of work has been identified. We will continue our efforts.

Roads – Randy Haley, TA (PMR)

Roads and Maintenance: Posy Mountain, box bladed Pinto lane. New owner will maintain the road if can put cattle guard up. Will give the owner Benton County number to contact directly.

Maintenance – Jon Testut, TA

Roadside Mowing continues until season end.

Expect tree trimming project with chipper rental. Cost \$300/weekend

Brush/Leave Collection center (burn pile) would rather chip than burn. Environmentally better. Rent chipper once per month in season (8 months). Consider purchase in new year.

Street sweeping with rotary broom.

Security Patrol – Phil Williamson, TA

No incidents were reported for this month.

Social – Mary Gray, TA

Wednesday 12th, Oktoberfest @ 5pm

Nov 5th Mike & Marty Show

Dec 10th Progressive Dinner

Tech Support – Jon Testut, TA

Nothing to report.

Water & Sewer Liaison – *No TA*

Old Business (Status Update):

- Board Vacancies/Election Committee – Mary Gray
3 vacancies open – put in Newsletter and email blast. Jon will put on Website.

Tabled Items from Previous Meeting(s)

- Firework Signs – Person to come talk to board about taking signs down – This was addressed at the beginning of the meeting.

New Business:

- Brush Collection Site/Chipper Rental/Purchase – Jon
Rental or used? This will be discussed at budget meeting
- Emergency Water Stop/Remote reporting for community Building – Jon
Jon suggested a water monitoring system to shut off when water usage was excessive and reports back to someone remotely. Estimated cost of \$200 to \$2000 depending on

what you get.

It was suggested to use a camera to look for cracks – Mr. Slape will send us the company info for us to use. – Table until next meeting.

Recognition of Visitors & Visitor Comments (5 Minutes Allotted)

Mr Slape – Addressed the culvert causing a drainage problem for his neighbor.

A motion was made to adjourn.

M/S/C Ken Buchheit/Randy Haley/Unanimous

Adjournment at 8:50 pm

The next Board Meeting will be November 14, 2016

Jon Testut, President

Randy Haley, Vice President

Phil Williamson, Secretary/Treasurer

John Buhr

Ken Buchheit

John Wilson

Mary Gray