

**Lost Bridge Village Community Association, Inc.**  
**Board Meeting Minutes**  
 August 5, 2019 @ 6:00pm

Call to Order of Regular Meeting by Acting President Jon Testut @ 6:10 pm

Trustees Present:       Jon Testut, Acting President & VP  
                                   Wayne Gunnels                       Carrie Webb  
                                   Hugh Fenner                            Kirk Schuenemann – 6:20

Trustees Absent:        Mary Gray

**Approval of Agenda with addition to New Business – Dumpster and Fly-In to Old Business**

Agenda approved with addition to New Business – Dumpster and Fly-In to Old Business.  
                                   M/S/C                       Carrie Webb/Hugh Fenner/Unanimous

**Recognition of Members, Visitors, & Comments**

**Comments Approval/Discussion of June 10, 2019 Board Minutes**

Motion was made to approve June 10, 2019 Board Minutes  
                                   M/S/C                       Wayne Gunnels/Carrie Webb/Unanimous

**Comments Approval/Discussion of June 19, 2019 Executive Board Minutes**

Motion was made to approve June 19, 2019 Board Minutes  
                                   M/S/C                       Wayne Gunnels/Carrie Webb /Unanimous

**Treasurers Report – July 2019**

	<u>Jul 31, 19</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1000 · CASH IN MONEY MARKET - 0172	83,126.15
1001 · CASH IN CHECKING - 7265	18,063.05
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	5,114.66
1003-E · LIBRARY IMPROVEMENTS	350.87
1003-F · TENNIS COURT	10,000.00
1003 · ARVEST CAPITAL IMPROVEMENT	
0743 - Other	20,583.51
<b>Total 1003 · ARVEST CAPITAL IMPROVEMENT</b>	
<b>0743</b>	40,603.40
1007 · CASH CONTINGENCY M/M FUND 9016	85,770.13
1010 · BUILDING DEPOSITS	42,725.00
1120 · POOL - Petty Cash	50.00
<b>Total Checking/Savings</b>	270,337.73

**July Profit and Loss - Actuals vs. Budget**

	Account	July Actuals	July Budget	\$ Diff
Assessment Income	4000	\$1,297	\$2,200	-\$903
Donations	4100	\$2,903	\$863	\$2,040
<b>Total Income</b>		<b>\$7,420</b>	<b>\$3,517</b>	<b>\$3,903</b>
Maintenance	7200	\$4,366	\$5,279	-\$913
Rec Center	7400	\$4,612	\$5,088	-\$476
General & Admin	7500	\$5,808	\$5,321	\$487
Community Building	7600	\$624	\$1,020	-\$396
Roads	7700	\$532	\$876	-\$344
Capital Improvements	7900	\$0	\$0	\$0
<b>Total Expenses</b>		<b>\$15,942</b>	<b>\$20,084</b>	<b>-\$4,143</b>

**July Year-to-Date Summary**

YTD - July Actuals	YTD - July Budget	\$ Diff	2019 Annual Budget
\$189,265	\$192,000	-\$2,735	\$200,000
\$8,481	\$9,250	-\$769	\$8,200
<b>\$209,093</b>	<b>\$209,203</b>	<b>-\$110</b>	<b>\$221,050</b>
\$26,725	\$37,918	-\$11,193	\$57,824
\$21,690	\$24,788	-\$3,098	\$32,775
\$45,963	\$57,367	-\$11,404	\$97,255
\$5,080	\$7,138	-\$2,058	\$12,230
\$4,749	\$10,102	-\$5,353	\$15,374
\$4,888	\$5,400	-\$512	\$5,400
<b>\$109,094</b>	<b>\$142,713</b>	<b>-\$33,619</b>	<b>\$221,049</b>

**Income:**

- ~ Assessment income was below budget for July (-59%). YTD assessment income remains 99% to budget thru July
- ~ Lot sales, firework donations realized in July, late fees, and pool fees allowed July Income to exceed the budget
- ~ Total July income exceeded budget by +3.5k or +111%. YTD income is now on budget for the year (100%)

**Expenses:**

**7200 MAINTENANCE**

- ~ Total LBV Maintenance in July was below budget by -17% and trending below budget by -29% for the year
- ~ LBV Mowing and Day Labor were the primary driver to the budget savings in July

**7400 RECREATION CENTER**

- ~ Recreation Center was under budget by -\$476 (-9%) in July and is trending -12.5% for the year

**7500 GENERAL AND ADMINISTRATION**

- ~ Total Gen/Admin was over budget by +9% for July and is trending below budget by -19% for the year
- ~ Expense for LBV insurance audit that took place (and was budgeted) in April was realized in July financials

**7600 LBVCA COMMUNITY BUILDING**

- ~ Total Community Building was below budget by -39% in July, driven by lower maintenance & repair costs vs budget
- ~ Savings in May/June/July has put the total Community Building below budget for the year (-29% through June)

**7700 ROADS**

- ~ Total Roads was below budget by -39% in July and is trending -47% for the year

Hugh Fenner added that the Rec Center Pool Center receipts as of today is \$1,632.92. The same time last year was \$402.00. The total including Rental so far this year is \$1,925.00. We (Hugh and Jon) are talking about adding additional items to the menu. We have a popcorn machine down there now and it is set up, so we are using that. I checked into a hot dog machine. It would cost about \$350. I will finish up this discussion under new business. Popcorn cost \$.08 per bag and will be selling it for \$.25 per bag.

Question was asked about needing Health Department permits. Hugh is unsure of what the rules are for Health Department needing to get involved. Hugh said he will check into it.

Motion was made to approve thru July's Financials.

M/S/C

Hugh Fenner/Carrie Webb/Unanimous

**Officers Reports:**

**President – ~~Carrie Webb~~ Jon Testut**

Jon read the following report (also included as a handout):

As your vice-president, I was appreciative that I was able to work with Carrie in meeting the needs of the Village property owners. As Carrie has decided to step away from the office of President, I am honored to again be able to serve the community in this capacity. As you may or may not know, this will be the second opportunity for me to be President of LBVCA. Previously, I succeeded Debby Maule, as a family tragedy caused her to move away from the Village. As per the By-laws, my assumption to the office will be until the next annual meeting in March 2020, at which time I will be termed out as I will have been in office for six years and unable to run at that point.

Hopefully, this changing of the guard will not scare any of you away nor diminish the excellent effort that you have contributed so far. If you do feel uncomfortable as a result of the realignment, speak with me privately and let's see if we can smooth over the waters before they become white caps. The way I see it, I am hoping we can work together as a team as we can better serve the community as trustees. Carrie, as President, set a straight and purposeful course of action for us to follow. I am sure with the proper motivation we can follow that course.

Remember, this is a joint effort, and as the Board has its duties and responsibilities to the community, so do the members of our Association. Each of our neighbors is charged with providing their share of civic responsibilities and duties. By living and abiding by the LBVCA Covenants, members will collectively make our living experiences more rewarding and enjoyable.

Finally, as President, I want to bring to the table an effort to provide a safe, enjoyable and well-maintained environment, while being sensitive to the members' needs so we can all continue to enjoy the wonderful home we call Lost Bridge Village.

### **Vice-President – Jon Testut**

Jon reported the ACC was not happy about the Village using a residential lot Village overflow from the brush pile. They unanimous voted against it. Carrie and I have started looking at common property we could use. This is on hold until we find some property and bring it back to the board.

I took the liberty of, just so everyone is aware of, the presentation that was made to the ACC. This was the application that was made (handout) for your personal records.

### ***Trustee Reports:***

**ACC Liaison** – Jon Testut, TA

**July 1, 2019 ACC Meeting – 9am**

**Members Present:** John Niernberger, Chairman, Jon Testut T/A, Sam Reynolds, Terry Brock and Jim Haguewood, Dottie Elbert

**Members Absent:** Rhonda Eaves, Jeramy Webb

#### **Applicants:**

- *FHS B1 149 - Approval was granted for a pre-fab utility building. Building will be approximately 360 square feet with electricity. Exterior will be wood grain siding (color to match existing home) with asphalt shingles. No new driveway required. Applicants will return to complete paperwork and pay fees when ready to start project. \$1000 performance fee and \$100 application fee required for a Class B project. Dottie Elbert was assigned to the project.*  
M/S/C Terry Brock/Sam Reynolds Unanimous
- *LBS B4 33, 15-04702-000) additional split rail fencing application. Three post cedar railing then dropping down to 2 post. Three post is for safety purposes due to drop off. This is a Non-Benton County building project. LBV performance fee \$75 and \$25 application fees were collected. Approval was given for this Class D project. Terry Brock was assigned to the project.*  
M/S/C Jim Haguewood/Dottie Elbert Unanimous

**TA Report:** Jon Testut reported that the LBV Board chose not to assess a doubled application fee to the Poling building project due to mitigating circumstances.

Jon stated that he will be making changes to the BS&P regarding previously approved guidelines for

- Metal buildings
- Removal of LBV Inspections
- Removal of ACC Member's names

Jon informed the Committee that the over-flow brush pile (present site on Ellenbecker's property) has been relocated to LBV lot 15-05394-000. Site will be used for dumping only and not burning. Jon solicited the Committee's approval for such relocation. After much discussion, a motion was made **Not** to approve the request  
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as it would be a violation of our Covenants along with other rationalizations.

M/S/C

Sam Reynolds/Jim Haguewood

Unanimous

Jon will report the Committee's vote to the Board.

**Chairman Report:** John Niernberger reported that he fielded several inquiries since June's meeting:

- Mark Bella – Garage on Hickory across from primary residence
- Harry Hosier – Carport addition in front of existing garage
- Oklahoma property owner – Extend Driveway (purchase property on Shady Glenn first) then come to ACC.

**Discussion Items:** Acreage fencing guidelines tabled – Committee was asked to keep ideas for future recommendations to Board for changes to BS&P and covenants.

**New Business:** None

**Next meeting will be Monday, August 5, 2019, at 9 AM**

#### **August 5, 2019 ACC Meeting – 9am**

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

**Members Absent:** Rhonda Eaves

**Applicants:** None

**TA Report:**

- Jon Testut reported that he will be recommending to the LBV Board to concur with last month's ACC vote regarding relocation of the overflow brush pile. Alternative solutions will be researched and evaluated.
- Jon reviewed the below proposed changes to the ACC Building Standards and Practices (BS&P).
  - Pages 15 & 16 – Remove past and present ACC member's names.
  - Page 10 - Retitle Posy Mountain Ranch section (Possibly Class C Properties i.e. Posy Mountain Ranch, Cedar Forest, Deerwood and Whitney Mountain 2).
  - Page 9 – Occupancy Permit (John Niernberger and Jon Testut will collaborate on rewording paragraph).

Revisions will be reviewed and finalized at September's meeting.

**Chairman Report:** None

**Discussion Items:** None

**New Business:**

- Once again, property owner at 11486 Cedar Drive is in violation of the covenants due to the appearance of the property around the residence. A Committee member asked Jon if this issue could be put on tonight's LBV Board meeting agenda.
- Tree clearing near the Pine and Black Oak intersection is in compliance. Jon visited with owners.

**Old Business:** None

**Next meeting will be Monday, September 9, 2019, at 9 AM**

**Airstrip** – Jon Testut, TA

**AUGUST:**

- Weeds sprayed
- 3 Additional aircraft tiedown anchors put in place by corral
- Airport parking permit rescinded due to limited space and membership complaints (Dave Kittle, 11634 Cedar)
- Permission to use airport for passenger drop-off denied as per rules/regs (Pilot and plane itself were non-members of our community)
- Expect to fill pavement cracks in September

**Community Building** – Mary Gray, TA

**JULY:**

Carrie is still gathering bids on replacing the deck.

**AUGUST:**

Carrie reported we have 1 bid from Mark Patterson, still waiting on a bid from Mike Botson and I am scheduled to meet Patterson again tomorrow because the bid we have from Patterson is to replace the identical footprint of what we have. Meeting him tomorrow about shortening the length and stepping it out over the kitchen.

**Covenant Compliance & Review**

Kirk Schuenemann, TA – LBV

**AUGUST** – No Report turned in

OPEN, TA – PMR

**Legal and Insurance** – Wayne Gunnels, TA

**AUGUST:**

Legal

- LBV counsel is reviewing general liability for the pool and airstrip. According to our counsel, the air strip, even though it is private, is covered by Arkansas State Statutes and that essentially limits most liability.
  - Steve Bray said what his understanding is that it is the case only if it is open to the public. Even if it is privately owned it has to be open to the public to be indemnified by that State's Statues. I looked at that years ago when they first included airstrips.
  - Wayne said we are looking for a better definition, this was just a conversation I had with counsel, I don't have a formal writeup. That might be necessary.
- Another topic was pool liability, of whether we have liability with a pool attendant or no attendant. According to counsel, we would have more liability with an attendant then without one, however as long as there are clear signs around stating that there is no lifeguard on duty, children should not swim without supervision, and no diving in certain areas less than 5 feet in the pool. We should be fine from a liability standpoint. Having an attendant opens up certain risks.
- Easement for the Tennis Courts – We do not have a formal one on record to access the Tennis Courts with Whitney Mountain Lodge. Recommendation is to get the easement finalized and filed before we start any capital improvements to the Tennis Courts. Adverse Possessions was discussed. This should be the second option to take if we can not get one from talking to the Lodge. It was discussed that Jon, Hugh and Wayne would meet with Luther.

Insurance

- Awaiting the final results of the April insurance audit. A formal review will be conducted with Farmers Insurance as soon as the results are provided.

**Library** – Mary Gray, TA

**AUGUST:**

Librarian, Pat Testut reports: None turned in

**Parks and Recreation** – Hugh Fenner, TA

**AUGUST:**

Fireworks – Over until next year.

Swimming Pool – Ryan has done a lot at the Rec Center: Parking lot restriped, mulching completed, picnic tables cleaned and treated. Jon has put up a new bulletin board.

Sign for pool rules moved to sliding doors at entrance to pool area. Only one complaint that I know of this month and it was taken care of the next day. Receipts for rental and snacks far above last year and

pool expenses under budget.

I would like to redo the skimmers when the pool is closed. I believe we have the material down there to do that.

The Pool Rules need to be finalized.

- What age do we let “kids” into pool unsupervised? We are currently using 5/14/19 revised rules which states 18. There have been various emails sent with changes/suggestions.
    - Wayne will talk to counsel about age (and liability associated).
- Pool rules will stay at 18 until we hear from counsel.

Parks – No expenses this month. Have asked volunteers if any expense next month and nothing requested.

Tennis Courts – I am afraid that we have missed our summer people but hope that we can get all the legal problems solved and get French drain done before fall rains and winter freeze.

**Property & Marketing** – Carrie Webb, TA

**AUGUST:**

We had another lot sell. The Ridgeview deal fell thru.

**Web Design** – Carrie Webb, TA

**AUGUST:**

– No Report turned in

**Election** – Carrie Webb, TA

**AUGUST:**

– No Report turned in

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

Jon Testut, TA (LBV)

**AUGUST:**

- Tractor extended service contract fluids test failed. Retested. Results to follow.
- Tractor oil changed
- New brush pile on hold until board meeting
- Re-striped parking and handicapped spaces at the Community Bldg and Rec Center
- Large rip-rap rock at MX removed on Gainer by Doug Cray
- Truck power steering repaired
- Mulch delivered to Rec Center
- Dumpster at MX to replace trash pickups
- The Esplanade looks great – great job from Ryan!

Kirk Schuenemann, TA (PMR)

**JULY:**

Delivered gravel and graded Thoroughbred Lane, top of Shire Lane and Charolais Drive.  
Cleaned up dumpsite on Arabian Drive.

**AUGUST:**

– No Report turned in

**Security Patrol** – OPEN, TA

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

**Social** – Mary Gray, TA

**JULY:**

The social on June 16<sup>th</sup> at the Rec. Center was a fun evening with great food and music.

The Social Committee met on June 6<sup>th</sup> to make plans for the July 5<sup>th</sup> event and upcoming socials for the remainder of the year.

**AUGUST:**

The Social Committee profited \$190 at the July 4<sup>th</sup> Celebration and donated the proceeds to the Fireworks Fund.

**Tech Support** – Jon Testut, TA

**AUGUST:**

- Village Hall security camera being repaired – I will be getting to that in the next day or two.

**Old Business (*Status Update*):**

- Tennis Court Update – Hugh Fenner - Tabled - Waiting to meet with Whitney Mountain Lodge. We need to do French drain before it freezes. Jon reported that Josh from the water department does that kind of work. He is supposed to get back with me with an estimate to do the French drain. It was brought up from villagers of why build 2 tennis courts, one side could be used as basketball court or something else. The board needs to talk to Luther 1<sup>st</sup> about an easement then start looking at French drain. Wayne Gunnels, Hugh Fenner and Jon Testut will be setting up a meeting with Luther.
- Beautification Projects – Carrie Webb (Kirk - sign in front of Community Building) Kirk is waiting for a sign cam to come in (the metal boxes the signs are put in). In the meantime, suggested we paint the old sign. It was reported that the sign is in bad shape and the wood is rotted. Carrie said she might have a small cam that is in storage. She will look. – Kirk still working on.
- Lot Sale in 2000 – Carrie Webb - Tabled
- Buildings/Garages with utilities as Improved Lots – Carrie Webb – If we want to change the definition of an improved lot, we need to change the covenants and be voted on by property owners. Suggested we look at Benton County and do the same as the county. Jon, Tamy and Carrie will do some investigating on how many properties this would affect.
- Rental Surcharge – Jon Testut - hold
- Office Deck Repairs (Quotes) – Carrie Webb – See Community Building TA Report
- Tractor Warranty (outcome of test) – Jon Testut – The first one failed. Had to change the oil and they came and redone the test.
- Key Codes Changes Update– Carrie Webb – Been working on it – Carrie will get with Jon and show what she has. Jon said the locks we are using are not internet accessible. They are \$1,400 each. The ones that are internet accessible are \$1,100 each. Jon is going to check to see if we could trade up and get credit for our ones. Company called Go Keyless. Jon will get more information on the locks.
- Ice Machine – Jon Testut – Jon found an ice machine that makes 100lbs a day and it would fit nicely where the dishwasher used to be for \$360. It stores 33 lbs. Right now, we get from NEBCO for free. The board decided to put on back burner.
- Telephones – Jon Testut – (Handout) We spend about \$300 on phone bill per month. I am suggesting we change to Verizon Wireless. It allows us to get auto receptionist. Includes 3 handsets for the office and 1 for the Rec Center which would include internet for the Rec Center. The plan they are offering is unlimited talk and text for \$175 per month with about \$600 upfront fee. We would probably need to get a booster for Rec Center. They will come down to test it if we are interested in switching.

A motion was made for Jon to pursue the options and bring back to the board with specific numbers.

M/S/C Wayne Gunnels/Carrie Webb/Unanimous

- Fly-In – Jon Testut – The inflatable has been reserved. Ted Tidwell has been contacted and has agreed to play. We will need the tent and freezer from Rec Center along with the tables and grill. Also, the fire truck from NEBCO. We will be selling Snow Cones & Popcorn. Need volunteers for that (Carrie said she would do snow cones). Also need grillers, and other volunteers. Already have 1 couple who volunteered.
- Dehumidifier – Jon Testut – Found a Frigidaire dehumidifier that would pump the water up and out. You don't have to dump it. It was ranked high in consumer reports. Home Depot, Lowe's and Amazon is selling it for \$315 plus tax

A motion was made for Jon to purchase Frigidaire dehumidifier for \$315 plus tax.

M/S/C Wayne Gunnels/Carrie Webb/Unanimous

**New Business:**

- With the arrival of Kirk at 6:20, there is a quorum. The meeting was stopped during the Financial Report.

A motion was made to make Jon Testut President.

M/S/C Carrie Webb/Kirk Schuenemann/Unanimous

- Safe – Jon Testut – Would like to purchase a small safe to put monies in that is ready for bank. The safe cost is \$40. The only time we have cash is in the summer and/or special events such as Spring Clean-up but usually is brought to bank right away. Wayne will check on insurance. The board decided against purchasing a small safe.
- 2 yd Dumpster – Jon Testut – Ryan wants to consolidate the trash pickup at the MX Building. He will pick up the trash for Rec Center and Community Building and bring to Mx Building. 2-yd dumpster is \$27 per month. Suggestion was made to check into 4-yd cost. Right now, we pay \$98.17 per qtr (\$32.73 mo) but when pool is closed it is \$77.40 per qtr (\$25.80 mo). Board decided to address thru emails after checking price for 4-yd and get final approval thru emails.

A motion was made to adjourn

M/S/C Hugh Fenner/Kirk Schuenemann/Unanimous

**Adjournment at 7:50pm**

**The next Board Meeting will be September 9, 2019 @ 6pm.**

\_\_\_\_\_  
Jon Testut, President

\_\_\_\_\_  
Russ Lamer

\_\_\_\_\_  
Wayne Gunnels, Secretary/Treasurer

\_\_\_\_\_  
Mary Gray (absent)

\_\_\_\_\_  
Hugh Fenner

\_\_\_\_\_  
Kirk Schuenemann

\_\_\_\_\_  
Carrie Webb