

**Lost Bridge Village Community Association, Inc.**  
**12477 Lodge Drive, Garfield, AR 72732**  
**Board of Trustees Regular Meeting**  
**April 11, 2016**  
**6:00 PM**

**Executive Session (RE: Employee Changes) Before Regular Meeting**

**Call to Order of Regular Meeting 6:48pm**

**Trustees Present:**

Jon Testut	Phil Williamson
Ken Buchheit	John Buhr
John Wilson	Melvin Schoonover
Randy Haley	

**Approval of Agenda:**

M/S/C            Phil/Ken/Unanimous

**Approval of March 12, 2016 Minutes**

M/S/C            Phil/Ken/Unanimous

**Visitor(s) in attendance:** Glenn & Jane Timson, Hugh & Francis Wagner, Tom Pedano

**Member Comments:**

- Glenn Timson redeck rebuild at 11772 White Oak Drive. Foundation issue – piercing project, had to remove deck on S & E of house. Then recognized the deck was hazard. Did not realized how far it went – then have to get permit. Feb 1<sup>st</sup> ACC meeting – recognized deck was over sewer line, was discussed, was tabled. Water & Sewer board, came out and looked and studied it. Next meeting, gave Timson letter that stated it was ok, under certain conditions. Next ACC, worked and worked at it. Got releases from property & are here to get approved. Want ACC checklist for Benton Co. Due to complexity, needs full board approval for ACC checklist. John Wilson, Second, Randy. Mr. Timson’s lawyer drew up a document that releases LBVCA from liability. And will carry to future homeowner’s.

M/S/C            John W/Phil/Unanimous

Motion Carried

**Financials:**

- Monthly Financial Report– Phil Williamson, Treasurer
- Uncollectables – called 2 people and recieved \$\$.
- Budget – line for salaries, over budget – due to 5 week month

M/S/C            Ken/JonW/Unanimous

**Officer Reports:**

President’s Report – Jon Testut reported:

**Resignation**

- I am sure that you all have heard the sad news that Marty will be leaving our team as of April 14<sup>th</sup>. She has provided the Board and the Village with most excellent service as Office Administrator for 3 years. (And that’s equivalent to 6 years in real time). The phrase, “What

would we do without you” only tells part of the story. Marty has gone above and beyond the standard expectations of the position, setting the bar higher than we could have ever asked. We are going to miss her dearly, even though Marty has offered to return from time to time when questions arise.

- Tamy, a new member of our team, has stepped up to fill the position starting April 18<sup>th</sup>. She is settling in quite well and I want to thank both Tamy and Marty for their concerted efforts to keep the office running most efficiently during training.

### **Welcome**

- A belated welcome to John Buhr, our new T/A. John has taken the Rec Center under his wing as well as Roads (not Maintenance) and CCC for LBV. Of course, we welcome Phil as Secretary/treasurer as well as T/A for CCC, Security, and Library.

### **Annual Meeting**

- The annual meeting went well. As nervous as I was, it played out to the satisfaction of the membership. I am assuming we touched on the salient points as the audience had very few questions. Many thanks to Steve for assembling the PowerPoint presentation, and to Ellen for being the MC, and to this Board for your excellent reports.

### **Annual Goals**

- Hopefully we can carry our old objectives into this new administration. I believe the following to be most important.
- Operate within the set budget
- Collect delinquent assessments and related costs
- Replace capital equipment as needed
- Address special needs of residents
- Identify violations and enforce Covenants

### **Last but not Least**

- In my opinion, this Board has been one of the best groups of community members in a long while. Many fine ideas have been brought to the table over the last twelve months. We have accomplished much, but there is always more to do. I am looking forward to regrouping with our new TA's and moving onward to meet future challenges with renewed energy. Thank you for your support in electing me president. As always, I will try my best, but I am not more than the sum of your efforts. I am proud to be working with such good friends and neighbors.

Vice President's Report:

``Nothing to report

### **Trustee Advisor Reports:**

ACC – Jon Testut, TA – Jon reported on the most recent ACC meeting of April 4, 2016:

Present: Jim Haguewood, Rich Brundage, Jon Testut(TA), Hugh Wagner (Chair), Sam Reynolds, Tom Pedano

Absent: Wally Ake

### Current Cases:

- Tim Crawford, 21281 Black Oak Drive, New house construction at with no apparent garage or carport. Hired new builder; cleaned up street (response to Violation letter sent); will change plans to add carport and re-submit. (HW) In Progress
- Bill Beavers, 21341 Ridgeview Dr. Converting deck into room. (JH) In Progress
- Danny Warren, 21372 Ridgeview Dr. Adding Garage (TP) In Progress

- James Osborn, 18312 Posy Mt Dr., garage addition, started without ACC or BC permits. Letter sent. Agrees to comply and obtain permits. (Permit only. JT)) In Progress
- Glenn Timson, 11772 White Oak, rebuilding his deck (JH) Discussion to follow in new business

#### New inquiries:

John Niernberger Dogwood Dr. (RB) Deck modification

Paul Cobb Slate Gap Rd. (SR) Carport

#### **Airstrip** – Ken Buchheit, TA – Ken reported:

Little to report at this time: An extensive inspection of the runway reveals the results of last year's excellent work. The crack fill operation was a success. Still, there are some new cracks and a few that need reworked. I will be planning the repairs and putting together a small group of volunteers to complete this task, hopefully next month. Most of the supplies are already purchased and in stock. Steve has helped answer a few calls and will assist as needed with operations. He has also left a great deal of valuable information for us to use as a guideline.

Suggest to put something in Newsletter about walking on airport due to ear buds.

**Fly-In** - Helicopter at Fly In, do we want one? Was helicopter in village last weekend up here for wedding. Want to get pix of it.

I have been speaking with a few pilots in my area. If nothing more, we will see a few more planes at the Fly-In (September 10, 2016). Haven't had a chance to talk with the local "Helicopter Man", but have a contact who knows him. Another helicopter pilot was married at the Whitney Mountain Lodge on Saturday. I know him from church and will try to acquire some photos for Facebook and the website. We might get a few good photos from some of these pilots.

#### **Community Building** – Melvin Schoonover, TA – Melvin reported:

Spring Clean Up – 10 volunteers showed up, planted few plants.

Plumbing fixed, should be good to go. Discussion on if monies should be transferred from emergency fund or not. Decided to leave as is and if Melvin's budget runs short towards end of year, it will be transferred then.

Melvin will be spray for weeds next.

#### **Annual LBV Spring Clean-up** – Phil Williamson reported:

Spring Clean-Up taking place at the Airstrip on April 15-17. Hours are Fri to Sun 9:00 to 4:00. Jon & Phil have been talking along with contact with Dave... They have also heard from couple people from PMR.

#### **Volunteer List:**

Phil, Dave M, Jon T, Wally A, Hugh W, Larry D, John N, Randy S, John B, John M, Kate, Jim H, Steve B, John W, Randy H, Ken B, Bob W, and Sara W

#### **Covenant Compliance & Review** – Randy Haley, John Buhr, John Wilson, Phil Williamson, TAs – Phil reported:

He has sent three letters to PMR residents and one in the lower village.

- PMR: 17923 Wild Rose Lane, 17909 Posy Mtn Dr, and 11714 Thoroughbred Ln
- Village: 21396 Pine Drive

**Legal & Insurance** – John Wilson, TA – nothing to report; airport insurance taken care of.

**Library** – Phil Williamson, TA – Phil reported:

Things continue to run smoothly in the library. As reported at the annual meeting our circulation figures are up and the library inventory continues to expand due to purchases and donations. Currently we have approximately 1830 books, 800 DVDs and 100 audio books. Our problem (and it's really a wonderful one to have) is that we are outgrowing our space. Even with moving the materials around last year we are still tight. I've been considering ways that we could increase the amount of shelving we need for our ever growing collection. Any suggestions from you or the board would be welcome.

**Maintenance** – Jon Testut, TA – Jon reported:

Plow & sander, put away for summer. Working on sweeping streets, getting mowers ready, burn pile about ready.

**Parks & Rec** – John Buhr and Randy Haley, TAs – John reported:

Fireworks are being lined up. Going smoothly so far. No \$\$ discussed yet. Need approx. \$1k from each marina – around \$7k for total fireworks...need to see if want bar-b-que or not. Application already at state. Will have more details at next board meeting.

#### Dogwood (Rock wall) Washout Repairs (John B)

Cost Estimate: \$2,000 to \$2,500

Based on 8 yards of concrete and labor to build a rock wall and pour/place concrete

Benton County will provide a back-hoe that will be used to collect and place the rocks for the support wall and one truck of rock.

Schedule:

Week of April 17, 2016. Specific dates to be provided by contractor later this week and then coordinated with Benton County.

Scope of Work (Two Phases)

Phase One: Build a supporting rock wall under the roadway in the washout area using available roadside rocks within LBV. The goal is to locate enough rocks locally and combining them with the Benton County's truck load to complete this rock wall repair. This avoids the need for purchasing additional rock material, which is an additional cost that is not in the above cost estimate.

Phase two: Encase the rock wall in concrete. Based on actual conditions more concrete maybe required.

Concrete estimate: \$150 per yard

#### Rec Building & Pool (John B)

The pool is scheduled to be uncovered on April 29, 2016 and placed on-line checking equipment after winter. We want to make sure there are no needed repairs. The repair work of the skimmers to stop the leaking will be inspected. Acid washing cost estimate \$600 to \$800 depending on conditions. Acid washing is targeted for early May 2016. The pool will need to be drained, acid washed, rinsed and refilled as a continuous effort. Need to get list defined to get some items fixed from last year's state list.

*Recommendation:*

Develop a scope of work for a repair estimate of pool tiles and crumbling deck edges. These issues have been raised as concerns locally and by the state in past years. Get a cost estimate to be presented to the Board for funding approval. Scheduling of this work when funded will require coordination because of the water level requirement needing to be below the work areas.

Rec Building and Pool Annual Clean-Up is scheduled for May 14, 2016 starting at 9:00 AM.

Pool opening is May 27, 2016.

**Political** – Ken Buchheit, TA – nothing to report

**Property & Marketing** – Ken Buchheit, TA – Ken reported:

#### Properties:

No new information regarding "Reserve Properties" or any other issues except: Donations of Properties.

Two more offers, respectfully declined. None of the neighboring property owners are interested in owning. Some discussion regarding this matter is in order.

#### Marketing:

A little bit of good news. We have heard from a few people interested in making Lost Bridge Village their home, or perhaps second home? We hope each new contact will bring another. One of these contacts comes from a local realtor. I was called last week because one of our properties adjoins one of their listings - another indication that we need to work with our realtors. Also, one interested party is a pilot, attracted by our Airstrip. I spoke with him and offered our invitation to land here and meet with us. Steve Bray will contact him regarding airstrip details.

We have been working on Golden Rod Road and park. A few people stopped to ask questions. A young man told us there are many bass fish in the pond. I expect some more visitors, hopefully, some interested in living in the area.

**Roads** – John Buhr, Ken Buchheit, Randy Haley, Jon Testut, TAs –

Maintenance - Jon reported:

- Removed plow and sander from truck/summer storage.
- Exchanging studded snow tires for summer set. Need to obtain additional set of wheels for summer tires.
- Street sweeping with new rotary broom.
- Standard get-ready procedures for mowing season. Tune up/sharpening.
- Burn pile start-up.
- Roadwork: Goldenrod (PMR)
- Roadwork: Dogwood Rock Wall (LBV)
- Will be advertising for new maintenance man.

Roads (PMR) - Ken reported:

A great deal of work has begun in Posy Mountain. The Golden Rod Pond project is well under way. Our dozer cut the Roadway - now basically ready for a sub-base. A few loads of red fill dirt were placed in the large low spot created by the mud people. A few more will be placed soon. Many small trees and a great deal of brush has been removed to access the park. A clearing in the park area was created. More clearing to be done. Want to have fire to burn – will talk to NEBCO (Jon) for help. Jason Testut served as our chain saw massacre man, complete with mask. Randy was busy with his tractor and blade. We have a great deal of clean-up and burning to perform, Randy will explain.

Jon has broken up concrete for PMR

**Security Patrol** – Phil Williamson, TA – Phil reported:

Two incidents on PMR: Home break in and a cat killed by neighbor's dog. Both reported and investigated by BCSO.

**Social** – (No TA at present)

**Tech Support** – Jon Testut, TA – Jon reported:

#### [WWW.LBVCA.COM](http://WWW.LBVCA.COM)

- Site visits
- March: 2370
- April: 875
- Monthly Avg: 2368
- Last Year: 27000
- This Year: 8187

Renew [www.lostbridgevillage.properties](http://www.lostbridgevillage.properties)

- In development – link to website

**LBV Water & Sewer Liaison** – Melvin Schoonover, TA – nothing to report

Melvin should not sign documents for Water & Sewer due to conflict of interest.

**Old Business (Status Update):**

- Covenant Violation – PMR U7 283 on Aster, (Jon) – lawyer still working on, letters not answered. People squatting, have mailbox. Does this impede with our process
- Covenant Violation – 11502 Arabian, (Jon) – sent out 2 letters. She has sent back 3. Going to send a letter to invite her to meeting.
- LBV Spring Clean-Up update (Phil Williamson) – Ready to go!

**New Business:**

- Emergency funding for Sewer Pipe and Rock Wall (Jon):
  - Rock Wall - \$2k not in budget – part of village – asking for \$2-2,500. Use 7758 as expense – if budget runs short towards end of year, then will revisit reimbursing fund.
  - Community Building Sewer Trouble Cost \$1,638.00 – reimburse fund? – Discussed – Leave in contingency fund, if budget runs short towards end of year, then will revisit reimbursing fund.
- Covenant Philosophy (John Wilson) – violators, doesn't seem right they should be equal – but not all paved roads, etc....need different covenants for different areas.
- 21396 Pine Dr, covenant Violation (Jon) – letter went out – installed metal car port; denied 2 times from ACC. John B called to see if they will come up and talk to Board.
- Closing and moving Capital Improvement Fund account from Iberia to Arvest (Jon) – Any objections in moving accountant? M/S/C Ken/Phil/ Unanimous – Phil will take care of.
- PayPal Usage (Jon) – usage has increased. Easy to use now.
- 2016 Adopt-A-Highway program (need 2016 agreement signed) – Need volunteers or need to give up. Melvin said he will come by tomorrow and sign. There is on sign on road.

Jon asked all board members to please read thru Oath of Office again! Let's all comply and be proud to serve the village.

**Adjournment 8:56pm**

M/S/C John W/Ken/Unanimous

**The next Board Meeting will be May 9, 2016.**

Respectfully submitted by Tamy Niernberger, Office Administrator.

---

Jon Testut, President

---

Randy Haley, Vice President

---

Phil Williamson, Secretary/Treasurer

---

Melvin Schoonover

---

Ken Buchheit

---

John Wilson

---

John Buhr