

Lost Bridge Village Community Association, Inc.
Board Meeting Agenda
July 11, 2016
6:00 PM

Call to Order of Regular Meeting

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

Trustees Absent: Mary Gray

Approval of Agenda: Motion to Approve Agenda

 M/S/C Phil Williamson/John Buhr/Unanimous

Approval/Discussion of June 13, 2016 Minutes

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

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

Steve Bray – Addressed the board about the bucket of rocks left on runway, not on side but on center of runway on July 5th. This is a huge hazard to aircraft and totally irresponsible for people shooting off fireworks the night before. The person has been found. Steve hopes the board takes this situation very seriously.

Board discussed options to prevent this in the future. It was decided to have 4 metal signs made up and a notice in next newsletter.

Financials:

Monthly Financial Report– Phil Williamson, Treasurer

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

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

Treasurer Report

Liens will be going out next week on about 50 property owners. Will cost around \$800 to file the liens.

Recovery of Unpaid Assessment Fees

1. Of the 82 letters that were mailed for delinquent assessment fees, we have received payments on 14 accounts for a total of \$8,358.
2. We will be filing 55 liens this month on properties that have past due assessments that are greater than \$1,000 or have homes on the property
3. There are several accounts were we are working with the residents to recover the past due fees prior to filing the lien.

Officer Reports:

President's Report

Welcome

With this Board's expected action this evening, we will be welcoming two new members to our team: Josh Fair as Maintenance person and Pat Larsen as office assistant. Pat is a long-time resident of the Village, and comes to us with credentials that you can't beat: she worked here before. Pat will work on an as needed basis. Josh is in training phase for two weeks and promises to be an enthusiastic and responsible employee. Josh will be working a flexible 30-hour workweek.

Fourth

As you know, we had a wonderful Fourth of July celebration with memorable food and fireworks. I will not steal John's thunder but to say the compliments are still coming in. Great work by all who were involved in this project. And thank you John!

Assorted

As President, let me take this opportunity to commend all the Trustee Advisors for the hard work that they put in to keeping the Village the wonderful place to live in that it is. Not everyone is aware of the efforts and sometimes inconveniences that you all endure to complete the tasks assigned to you. Thank you on behalf of myself and the members of this community. And I can't let this opportunity pass without thanking our Office Administrator Tamy for the outstanding job she is doing. She is hard at work early in the day and we find her here into the evening hours. A special thank you from us all, and a job well done.

Covenant Disclosure document was sent to Real Estate Companies for new owners to sign so there is no confusion later on and also included revised rental guidelines.

We are in middle of an unauthorized resident. Sent email to lawyer but has not heard back yet.

We appear to have a copycat in Deerwood. Have sent a letter to the property owner but fear that they might be related to owner and since it is reserve property, we cannot enforce covenants

Vice President's Report – Nothing to report

Trustee Reports:

ACC Liaison – Jon Testut

- No new applicants
- New sheet for Non-Benton County permits
- Discussed revising the BS&P to eliminate the inspection topics that were transferred to Benton County Inspectors.
- Anticipated adding tree house project criteria and 'Tiny Homes' prohibition to BS&P.

Board Actions

- No actions submitted.

Airstrip (Including Fly-In Event) - Ken Buchheit

A few items to report, but nothing for discussion.

We have had more uninvited weeds infiltrating our undesired cracks. But we had a crew of two to mount an attack. I believe around half of the strip has been prepared for crack filling, and that operation will begin soon. We need a few days of very dry weather before this can be done. Once again, we hope to have a few pilots or anyone to add to the current crew of one.

Also Steve Bray was alerted that a bucket used to shoot fireworks, was left on the airstrip. Just imagine a plane attempting to land safely and then have those plans needlessly thwarted when striking a pail. Hard to believe someone could be that careless. What could possibly be done to fix that? Signs will be put up.

Discussed Fly-In and what is being done.

Community Building – Mary Gray, TA

Karen the cleaning lady reported a leak possibly from hot water heater. Also wet spot on right hand side of fireplace. Sanitizer in kitchen maybe sell it. Will get with Mary when she is back from vacation.

Covenant Compliance & Review –

Phil Williamson, Committee Chair

4 active violators.

Randy Haley – PMR

John Buhr – LBV - Covenant Violation: Metal Carport Issue:

Based on Board approval to allow metal car-ports that comply with criteria developed by the ACC, this violation has been resolved. The Metal Carport will meet with the ACC in July 2016 and get a "Project Check-List" after which he will get a Benton County permit and close-out this project.

John Wilson – CAC

Legal and Insurance – John Wilson, TA

Filed a claim for the water damage downstairs. Received a check for \$1,807.94. \$1,600 was spent to repair the problem.

Library – Phil Williamson, TA

Nothing new.

Parks and Recreation (Including July 4th Event) - John Buhr, TA (LBV)

This year's fireworks show was fantastic. There were a countless number of volunteers that supported the pre/during and post cookout and fireworks including NEBCO, the Sheriff and the Corp of Engineers. All the decorations looked great and the 2nd Wind Band was fantastic and being outside this year were heard by a larger audience.

Donations had a huge role in this year's festivities. Thanks to all who gave a donation. Thanks to all who volunteered and thanks to all who participated as 2016 will be hard to beat.

There are leftover cookout supplies that will be used at the Fly-In later this year in September. Clean-up has been completed and the Rec Center and pool have returned to normal operating hours.

Pool - Safety Concern

There is about a 25-foot area of the decking that has been roped off on the south side deep end. The concern is that the base has washed away (most likely from last year's leak) making a hollow sound as this area is walked on. This area will remain roped off until further notice. I am conducting an evaluation assessment to identify conditions and develop an action plan. At this time the extent and cost of repairs are unknown.

Parks and Recreation - Randy Haley, TA (PMR)

Stopped working on pond due to heat, snakes and mosquitoes. Will start again when weather changes.

Property & Marketing – Ken Buchheit, TA

Property: Once again, with the exception of a few calls, no new events this month.

Marketing: Our new brochures are ready for print. Unless there are any "major corrections", we will go with the design. I will present a few prototypes at the meeting. Changes can be made if needed. We have a few locations to leave these, but the community building, events and some local businesses should be the first locations.

We are trying to get some details from the marketing firm, but we haven't taken the time required to get enough to discuss.

Roads - John Buhr, TA (LBV)

Dogwood Road Washout

Will be working on the washout this week. Reviewed scope with contractor. Repair work coordination with BC is targeted by end of July 2016. Scheduling continues to be a variable based on the small scope and resource availabilities.

Roads - Randy Haley, TA (PMR)

Will be mowing again soon in Posy Mountain.

Maintenance – Jon Testut

- Welcome new Maintenance worker Josh Fair
- 2-week training expected
- Repaired zero-turn mower at intense labor and reduced cost (750)
- Expect to take delivery of Bush Hog Power Trim Sickle Bar mower this week
- Farmed out Gazebo park, Rec. center, Playground, and Esplanade mowing (twice) while zero-turn was in repair (355)
- Airport, roadside mowing, and tree and brush trimming continued

Security Patrol – Phil Williamson, TA

1 incident last month – Neighborhood Security Patrol discovered an open door on a vacant home. A house walkthrough was completed and the Property Management company was notified that they need to do a better job of inspecting their homes.

Social – Mary Gray, TA

Absent, no report

Tech Support – Jon Testut – Nothing to Report

Water & Sewer Liaison – No Ta

Old Business (Status Update):

Tabled Items from Previous Meeting(s)

- None

New Business:

- Financial Information disseminated to the public
Be aware of not letting information out to newspaper. Information is available on line; board members should not disclose information.
- Vacant lots not being mowed
Had a complaint about vacant lot not being mowed next to house. Is this a covenant violation? Discussion of enforcement. Decided LBV will mow and send bill to owner.
- Mowing ditches
Is responsibility of Village, with the new implement, this should be taken care of as soon as it is operational.
- New Hire – Joshua Fair

M/S/C

Ken Buchheit/Randy Haley/Unanimous

- Office Help – Pat Larsen

M/S/C

Ken Buchheit/John Wilson/Unanimous

There was a brief discussion about the funds being raised for a new NEBCO Fireboat. The fireboat provides water to a tank truck when there is a fire. Nearest fire hydrant is at the 127 entrance to the village. The boat has reduced villager's home insurance. Discussed village helping to raise the money needed at our different events through the year.

Recognition of Visitors & Visitor Comments (5 Minutes Allotted)

Adjournment at 8:00 pm

M/S/C

Ken Buchheit John Wilson//Unanimous

The next Board Meeting will be August 8, 2016,