

LOST BRIDGE VILLAGE COMMUNITY ASSOCIATION, INC.
12477 Lodge Drive, Garfield, AR 72732

FORTY-FIFTH ANNUAL MEETING
MARCH 12, 2016
(See also slide presentation)

President Jon Testut called the Forty-Fifth Annual Meeting to order in the Village Hall at 2:00 p.m. Saturday, March 12, 2016.

Jon opened the meeting by asking all to join in for the Pledge of Allegiance. Jon then introduced himself as 27th president, welcomed property owners and visitors and thanked them for their attendance and interest in the Association. 33 property owners signed the registration of attendance at this meeting.

Jon introduced the current Board members:

- Steve Bray
- Ellen Rinard
- Ken Buchheit
- Randy Haley
- John Wilson
- Melvin Schoonover

He then also introduced the 2 current administrative workers in the LBV Office:

- Marty Sauers
- Tamy Niernberger

Jon then pointed out some of the Board accomplishments in 2015: operated within 2015 budget with a few dollars left over; have been enforcing covenants when possible; Covenant Compliance Committee works within the confines; updated the lbvca.com website with the LBVCA Bylaws and rental guidelines; increased the size of playground area; purchased a new tractor; acquired additional computer equipment for the office; repurposed the old maintenance shed; the Library has more purchased more books, opened more shelves, seen increased readership (Pat will report in detail later at this meeting); the Community Building had a facelift; the swimming pool has undergone some repairs; the ACC is now at full strength with a new Chair, thanks to Hugh Wagner, and has updated the Building Standards & Practices; hired a new lawyer; reclaimed ownership of the gazebos; posted a past presidents plaque, which is now on display in the Lounge area; introduced a new TA position, Properties & Marketing (currently covered by Ken Buchheit); anticipate having both a Spring and Fall clean-up in 2016; introduced an Oath of Office to be taken by any new trustees as they become elected to the Board of Directors, and, last, but not least, after 13 years got an annual assessment increase.

Jon turned the meeting over to Patti French who spoke on the Adopt-A-Highway trash pickup program, a volunteer opportunity coming up this month. It takes about 3 hours on a Saturday (sometimes on a weekday) to walk along a mile of highway and pick up trash. Patti requests volunteers and asks anyone interested to please call her. Patti thanked

prior volunteers Randy Smith & Marty Sauers, the Phil & Judy Williamson, Mel & Jamie Schoonover, David & Susan Myers, and Bob & Sara Wright, to whom Patti expressed extra thanks for their constant vigilance about picking trash throughout the village, year round. Patti stated the village will need a bigger group of volunteers if we plan to keep doing this project.

Ellen Rinard took the podium next as meeting Emcee. She introduced herself and stated she was honored to be elected to the Board last year but her year is coming to an end. First order of business is to introduce Ted Tidwell with his Election Committee report.

Ted stated the purpose of Election Committee is to count and certify the ballots at each of the Village elections. 3 members including himself: George Naidl and Pat Reynolds, but others do serve periodically. Following the close of balloting on March 9th, the committee certified the balloting to elect 3 new members to the Board from among 2 candidates. Results: the 2 announced candidates are Mel Schoonover and Phil Williamson. Thank you for serving. Along with the 2 announced candidates, there were a number of potential candidates submitted on a write-in basis by voters. One write-in candidate received sufficient votes: John Buhr. He is fairly new to the Village and is enthusiastic to be on the Board. He is out of town this weekend but will be back next week and will be ready to go. Ted thanked the election committee and Marty Sauers for their help. Ted extended congratulations to the new trustees and the Board as a whole.

Ellen then gave her treasurer's report for the past year. (See slides.) She reported the 2015 budget was \$160,000, and came in about \$158,000 at year end. Projected income for 2016 is a little higher, due to increased assessments, but we will continue to work on collection of delinquent assessment. Majority of income will come from assessments. Projected budget for 2016 shows the General & Administrative category a little higher, which includes insurance, copiers, phones, fax, machines, property tax on property the Village owns. If anyone has questions, please see Ellen afterwards. Balance sheet: at end of year had \$70,000 in bank of which \$40,000 is set aside for contingencies/emergencies, which we haven't had a need to do.

Ellen then introduced Phil Williamson for Security. After introducing himself Phil first explained the security issue last year regarding people knocking down mailboxes in the village. The Sheriff's office suggested we post security cameras at entrances. No more incidents of knocked down mailboxes. Phil pointed out that when a security issue is an emergency, like gunshots, call 911. Last year, about 2:00 a.m. on a Sunday morning, he and his wife were awakened by gunshots outside. Phil called CenCom to have them look into it. Phil also asked that villagers watch out for your neighbor's property. If you see screens missing on a home let Security know. They'll check into it to see if it's due to a break-in or high winds. Phil then showed a slide of the list of current Zone Captains. Zones 3, 4 & 7 are highlighted because no one has raised their hand to take over these Zones. Phil is in need of volunteers for those zones. Phil then introduced 2 members of the Benton County Sheriff's Dept., Captain Andy Lee and Corporal Day, and opened the meeting to members to ask questions of the 2 police officers.

Q: On a scale of 1-10 (with 10 being the safest) how safe is the community? A: 9.5. Corp Day says compared to other areas in the county, the village is very safe. He remarked that villagers keeping a look-out is a big help to the Sheriff's Dept. Capt. Lee commented that the Sheriff's Dept. is only as effective as villagers are, and encourage

villagers to put out signs for “Active Neighborhood Watch”. Phil commented we do have signs up.

Q: Are dogs good crime deterrent? A: Yes.

Q: Does dispatch look for an officer who’s in the area or are they all in town? A: Just depends. The dispatchers can see where the various officers are and try to send the closest for a quick response.

Q: For next 4th of July, would the Sheriff’s Dept. have someone who could be out here to monitor to look for things like illegal shooting off of fireworks on the airstrip? A: Yes, just let us know your event is coming up so the Sheriff’s office can plan. Phil Williamson stated he reached out last year to request additional patrols last summer due to the increase of people in the Village.

Q: How many patrols are in the Village at any given time on average? A: Up to 15 deputies are out, depending on time of day (it’s a big county).

Q: What about extra patrols in the Posy area? A: Yes, we do have extra patrols out there roaming through. Randy Haley stated the Board has been posting “purple” markers, which stands for “No Trespassing”, on a lot of roads out there. Corporal Day: when deputies aren’t handling calls for service, deputies are driving around doing extra patrols. Capt. Lee: there are times when there are spikes in calls, so they do the best they can.

Q Regarding deer stands in the Posy area, is that a call we should make to the Sheriff or to Game & Fish? A: Deputies can enforce Game & Fish issues but it’s better for villagers to contact G&F directly. However, if you see someone setting up a deer stand go ahead and call the Sheriff because the G&F guy may be in Little Rock (there are only 2 G&F guys on duty). Corporal Day: They don’t have a copy of our covenants so they don’t know what they need to enforce. He asked if we have a contact in the Village for the covenants. Deputies can’t enforce some things because it might not be within their purview. Sheriff’s Dept. will contact G&F if they can’t answer to get guidance.

Ellen then introduced Hugh Wagner, newly-appointed Chair of the Architectural Control Committee. Hugh stated the ACC tries to enforce the ACC requirements and BS&P. He stated that Jon Testut is the liaison between the ACC and the LBVCA Board, and pointed out that Jon does not have a vote on the ACC. Hugh explained the process: if you want to build, you come to the ACC who walks you through a checklist, which you then take to Benton County for a permit. BC does the inspections, although you get a final inspection from the ACC and then get your performance deposit back. The ACC uses the LBV Building Standards & Practices document as a guideline and the ACC has power over those, but does not have power over the Covenants.

2015 ACC activity – a very busy year. 30 inquires resulting in 23 approved applications, 9 new homes plus garages, sheds and additions plus 12 new decks. The ACC revised the Building Standards & Practices document last year, which are posted online on our website (www.lbvca.com), where you can see what the “checklist” looks like and what you can and cannot do. We have an open line with Benton County and it’s working well. The ACC sends out a welcome letter to new property owners, and has been in contact with local real estate agencies regarding the process.

Benton County staff at the Planning Department are Chief Building Inspector Glenn Tracy, Audrey Gresham and Alisha Nesbit. LBV staff are Marty & Tamy, and the ACC committee.

Hugh then opened the meeting up to questions for the ACC:

Q: What is the status of the unfinished house project on Black Oak? A: There have been some problems with the builder and with the owner. The original builder was released from the project and the owner has hired a new builder.

Hugh then excused himself from the meeting to go officiate at his daughter's wedding.

Ellen introduced Steve Bray, Airport trustee, who reported that in the last year or so there has been activity:

- In order to increase and improve usability of the facility by members we've tried a temporary parking permit area by the new maintenance building. Permits are being issued for the parking (temporarily)>
- We purchased an asphalt melter and materials for crack filling. Funds were donated by the pilot population for this effort; no assessments were used for this. 5 "crack parties" were held, family-friendly crack parties, to repair cracks. Steve explained how the melter works. All the labor was provided by pilot volunteers and supporters of the airport. To quantify the value of this, based on the amount of crack filler used (\$1.00 per foot, per the melter manufacturer) we got approximately \$6000 in value in the crack fill from this volunteer effort. Steve was very proud of the total project. This will help prolong the life of the runway. How long will it last? Who knows, but it should be a positive result. (See slides.) Steve showed a slide with all the volunteers and donators.
- Also, one thing for the Fly In, this past year the Village obtained "LBVCA Event Staff" vests. Volunteers helped pilots with parking, etc., and the Staff were very visible in these vests, which helped with safety at the event.
- A page was added to our website specifically about the airstrip: usage, who can land here, etc. You can find it under the "About Us" tab. Steve has received a lot of calls from pilots wanting to land here, not necessarily villagers, and he had to explain our airstrip is a private airstrip. All this is on the web page.

Steve opened the meeting to questions: Faith Marshall, owner of Lake Country Realty, commented that the airstrip is one of the amenities that helps sell the village. (There were no questions.)

Ellen introduced Melvin Schoonover, Trustee for the Community Building.

Melvin reported that volunteers are very important to the village. A lot of stuff done in 2015 would not have happened without volunteers. One of the things put in place last year was a new "Drop Box", where villagers can put their assessment payments, or comments, etc. The carpet was cleaned in the Hall (new carpet is planned for a future

date), exterior of the building repainted and new cutters installed; new fire extinguishers because the last time they were inspected was 1999 (2 were put down in the Hall and 3 upstairs, for your safety) and we have a contract now in place for future inspections of the extinguishers, so they'll always be ready to go; defibrillators are now installed in the Community Building in the conference room; new guidelines for Hall use – in the past the property owners had to pay to use the facility, but the Board passed a new use guidelines so property owners no longer have to pay to use the Hall (no charge, no deposit) but you do need to sign a paper that you are responsible if you break something (also, donations welcome). Sally Meyers was the former custodian for the Building but she retired last year, and custodial work is now done by a volunteer.

Regarding plans for 2016, 10 people volunteered on March 5th for planting of new shrubs, cleaning windows, etc. There will be another work day with a request for volunteers. Repairing back deck: there have been comments about using the back deck but no way to get out there by property owners. Plans are to repair the deck and make it accessible to property owners (without a key). Additional landscaping is planned for plus additional benches for visitors. If anyone would like to donate funds as a memorial, for new benches, that would be appreciated. Plans to update and upgrade the bathroom and the kitchen. There has been a lot of flooding in the building, which will be taken care of before revamp in the Hall.

Melvin introduced Randy Haley for Covenants. Randy reported there were many covenant violations this past year, some of which have been turned over to the attorney for follow-up. Randy pointed out that some new owners are not aware that we are covenant-governed or that there are annual assessments. Randy asked that local realtors in the audience please inform buyers about these requirements.

Randy talked about his slide of the Covenant Violation Form, which can be found on our website. Fill it out and turn it into Marty or Tamy in the office. She will follow-up with Randy and Jon. Jon pointed out that the form can be completed online. The meeting was then opened up for questions on Covenant Compliance:

Q: What is first step when we're aware of a potential covenant violation? A: 2 board members go out to view the property in question and then the property owner is contacted.

Q: Is there a fine involved? A: If initial requests are disregarded.

Q: Is it okay to park a boat in anybody's front yard? There's a house on White Oak where a pull off was put in place and their boat is now always sitting there. A: Since we sold the boat parking lot down on Gainer that is now happening a lot more. It's not illegal to park on your own property; it just can't be on the road.

Q: Define "shoulder" (of the road). A: The area where you might normally park a car (the easement on the side of the road). If anyone has any concerns contact the Board (via the LBV office).

Randy turned the podium over to John Wilson for Legal & Insurance. John reported that our annual insurance budget is around \$18,000. Last winter we had some hail damage on Village property. We filed a claim and were successful in getting a

new roof and a new pool heater at the Rec Center, and a new roof at the Community Building. (See slide).

Regarding Legal aspects, we were notified last year that our prior attorney retired, so the Board set about interviewing potential new lawyers for the Village. We discussed our 2 most pressing problems at that time: assessment collections and covenant violations. The Board is responsible for establishing the covenant violation process.

Assessment collections: there was a lot of angst in the village because of changed due dates. The Board developed a policy for assessment collections. A procedure was put in place that would lead to a judgment lien. An initial due date of Jan. 1st was established as due date with Jan. 15th as a penalty date but it was determined it was not manageable by the Office. These dates were revised to Jan. 31st and Feb. 15th, with a past due statement with 10% late penalty being sent out in late Feb. Still delinquent assessments will be turned over to Collections March 1st with a 40% fee affixed.

Q: Are assessments the same for everybody? A: Yes, but depending on if you own an Improved property or Unimproved property, the rate is different. Plus, depends if you have a “single assessment unit” (for adjacent lots combined under one SAU).

Ellen introduced Pat Testut, the LBV Librarian.

Pat Testut reported she has been the LBV Librarian for 4 or 5 years, after having worked at the Garfield School. Library budget, provided by the Board, allows the Library to buy books and DVDs, along with donations from villagers. Thank you to those who have donated in one way or another to the Library. Library Mission Statement: to provide free services to patrons (see slide). Pat hopes the Library is living up to expectations.

Pat reported on revamping the collection (DVDs are now at the back of the library), etc. She pointed out the Library is running out of space despite culling out books not read in 5 or more years. Watch the newsletter for upcoming changes, if any. The Audiobooks collection is being increased. The catalog of books, and DVDs is on computer which can be accessed on the computer in the Library or via our website (www.lbvca.com). However, the catalog won't tell you if it's checked out; only if we have a copy of it. Contact Pat via email at LBVLibrary@hotmail.com for questions and requests. There are 7 volunteers, one per day so every day is covered: Patti French, Ellen Slaney, Marguerite Hammer, Judy Williamson, Kara Funk and Pat Larsen. Also, thanks to Ruth Jacobs who recently moved from the Village, and had been a library volunteer for many years.

Ellen introduced Steve Bray again for Parks & Rec.

Steve pointed out that the big thing with the Pool in 2015 was fixing the 200-gallon-a-day leak. Also, an acid wash test was performed on some segments to see if the discoloration on the pool bottom could be cleaned up. They discovered that the discoloration is years of mineral deposits on top of years of dirt. Money was allocated in the 2016 budget to do a full acid wash in the pool before it opens for the summer. They plan to also spruce up some of the paint on the steps, etc., assuming the new Parks & Rec Trustee puts this in place with the budgeted funds.

The pool itself is, overall, in pretty sad shape. The coping is crumbling, the tiles in the pool are missing or falling off in areas, the pool surface itself is very rough so you'll need to wear foot protection; the deck around the pool is cracked in a lot of areas and needs repair. Steve obtained an estimate to rehab the pool: if we repaired the deck, new coping, new tile, refinish interior of pool, estimate would be \$87,000 to repair or \$116,000 to replace the deck. No plans to do this; this is just FYI. The rough coping may be something that must be repaired first, if it doesn't pass pool inspection this year. While the increased assessment helps there really should be a long-term plan put in place for the pool.

Re 4th of July Fireworks, many thanks to Pete Sams who coordinated it last year, which was probably the best we've ever had.

Tennis Courts are playable but the surface continues to deteriorate. Crack filling was done in 2014 but continued expansion year-to-year will mean it needs to be done again. Some funds were set aside for 2016 to crack fill again and to replace torn netting.

Q: Any idea how many people actually use the tennis courts? A: Steve has not obtained a list of keycodes lately to see who/how many are using them.

Another thing accomplished last year: Steve, Randy and Ken started looking at property in Posy that could be used as park land, in order to bring some amenities to the Posy area. There are 3 areas out there that have ponds that could make a rec area viable. There's one on Golden Rod Road, one around Brahma Road, and one around Primrose, although this one does not have convenient road access. (See slides.) Golden Rod road might be the easiest to convert to park land. The lots in this area could become "waterfront" property. Brahma is brushier and steeper than Goldenrod but could possibly be turned into park land.

Nothing is set in concrete; just things the Board is looking at. Perhaps the Board could take some action on bringing amenities to other parts of the Village (besides Whitney Mountain and the lower village) in 2016 and beyond.

Volunteerism for Parks & Rec was primarily for last year's spring prep for the season. Strange weather kept the turnout from being good, but thanks to those who did help out.

Q: When will the fireworks take place in 2016? A: Friday, July 2nd with the rain date on Saturday, July 3rd.

Steve turned the podium over to Ken Buchheit.

Ken stated that he and Randy Haley will be volunteering to start work on the park land areas in Posy. He also reported the Village has 38 lots we're looking to sell. Ken is working with Benton County and with local builders. Ken hopes to post maps (see slides) on the lbvca.com website showing where the LBV Lots for Sale are actually located. The maps will also show other properties for sale, by realtor or privately, as well. Ken reported that a Facebook page has been set up for the Village (see slide), "Lost Bridge Village Life" group page. Lots of posts and pictures, activities, etc. There are currently 91 "members" in the LBV Life group. Events are posted there as well (none there now as there are no socials yet). The "Files" tab will show a list of properties for

sale as well as the maps. List of Lots for sale can also be found on our website, www.lbvca.com (under Real Estate, then Land for Sale).

Q: Is it possible to put on the Facebook page, Lost and Found pets? A: Yes. You can even post if you got something for sale, although we don't want it to be a big garage sale kind of thing.

Faith Marshall pointed out a past president did start an LBV Facebook page. Ken has seen it but it is not connected to the current village page.

Ken mentioned that he is looking for ways to bring the values of the LBV properties back up so they'll hold their value in the future. Every area of the village has something to offer. One idea is to post a billboard on the highway. Ken also hopes to have brochures available to leave at events and give out to builders and others, along with ads in Aviation magazine, and other trade publications. (See slides). Also, watch the newsletter (on our website) to see what's happening in the village. If anyone has ideas for advertising and marketing please get in touch with Ken. John Niernberger will be involved in this project, and Faith Marshall has been a big help, and others too.

Jon Testut spoke on Roads & Maintenance for non-Posy areas, as Randy's in charge of the Posy Mountain Ranch Roads & Maintenance. Airstrip mowing will be on a 2-week cycle depending on weather, will take care of weed control where/when needed, street sweeping to remove sand and salt, as needed, along with removing leaves and debris, along with sign maintenance, etc., snowplowing, equipment maintenance and repair, which we try to do ourselves, from changing oil to tire repairs, mechanical problems, etc.

Property owners are responsible for maintaining their own driveway culverts (culverts that go under a driveway), snow removal of your driveway, but don't push it into the road; cars need to be parked on your own property, not in the roadway (see slides); don't discharge grass clippings into roads. Jon pointed out Blue Road signs are limited access, Green are county-maintained; white sign roads are village private roads to be maintained by the village. County says switchbacks are the biggest challenge.

Q: If a culvert goes under a green sign road, will the county come out and clean it out?
A: The County admits it's their responsibility but they are not responsive, which leaves it to the village to clean up. Village R&M does the best they can.

Regarding culverts & ditches, "See & Say". If you see something, say something, by reporting it directly to Jon (at 479-531-8164) or to Marty in the office, and she'll relay the info to the right source. You can also fill out a form on our website.

Randy took the podium to talk about Posy Mountain Roads & Maintenance. He reported that the village is trying to repair the bad roads out in Posy, which will hopefully encourage sales and new home building. (See slides) Randy showed an example of Blackberry Drive before and after road repair. Randy and Ken volunteered on this one and in other areas. Thanks to Faith Marshall for donating funds for purple posts out in Posy. (The purple means No Trespassing. You can learn more about this on the Forestry website.) Other roads have been drained and graded and posted, as well as trimming of overhanging trees, vines, scrub.

Q: Does the average person understand what the purple means? A: Anyone who's an outdoor person (hunting, fishing, etc.) knows.

Ellen reported on the Social Committee. She commented that socials take a tremendous amount of work to get planned and put together. Ellen wanted to thank all the volunteers who helped on socials. She reported that Roberta Heaton always contributes some food item to social events. Ellen has placed a social sign-up sheet by the door for anyone who has a good idea for a new social. Ellen will pass along her recommendations to the new social trustee. The social committee has a petty cash fund to help out with social expenses. Linda Shade is the social committee Treasurer, and has been for years. Arlene Darick has been a big help as well. The village has had a group of social callers for years who have spent a lot of time making calls, but only about 10% of the recipients appreciated receiving the calls. Ellen is abolishing the calling list because maintaining the list is labor intensive and the callers don't feel it's worth their time. We have other ways to communicate now, like the newsletter and broadcast emailing. Ellen then reported on the various socials in 2015: Library fundraiser (pie and tea social), summer kickoff event, 4th of July social event (last year the committee planned food for 400 people and they ran out of food); Fly In was good and a money-maker, but turnout was less than prior years due to competition on the same date; Mike & Marty Show with Chili Dinner; Christmas Party at the WM Lodge with dessert contest and live music and included neighbors who are not property owners in the village.

Ellen commented that some people may not be receiving our broadcast emails on events because AOL (and other ISPs) aren't allowing our emails through (due to restrictive spam filters).

April 2nd, 5-8 pm, there will be a Social event here at the Hall for a Farewell for Debby Maule.

Ellen introduced Jon Testut for the Technical Support report. Jon mentioned to the audience that they can have more than one email address if they have AOL but aren't receiving our emails. Contact Jon directly for more information.

Jon reported on the current tech equipment being used in the office and community building (see slide). Jon also reported that Steve has been doing an excellent job on updating and upgrading our property management database on Access. The tech support crew are also responsible for the keycode access system, which allows villagers to get into the amenities. Jon gave a brief report on the LBVCA website. There are now 30 pages on the website; we're shooting for 35,000 hits in 2016 (2014 we had 5,000; in 2015 we had 27,000). The website tells the world about us.

Melvin took the podium to discuss his liaison between the Board and the Water & Sewer Board. The W&S Board is trying to update everything they can, including the water meters, but they've had equipment breakdowns and have been repairing sewer covers. The new water meters will be electronic and will be installed at no cost to property owners. They'll be replacing 400+. W&S is required to put in a shut-off valve between the meter and the house.

Comment by Bob Wright: W&S must set priorities. We discharge directly into Human Water Source so they're under scrutiny by the state and federal water departments and the

DEQ and their targets which W&S must meet, so sometimes legal requirements take precedence over W&S plans. W&S has acquired more equipment which will allow them to better handle whatever comes up, like (the increase in service for) the 4th of July and run-off events from heavy rain.

Jon: Before adjourning he has one more item of business to take care of. Saying goodbye to the outgoing trustees: Ellen Rinard and Steve Bray. The LBVCA Board says thank you to both for your dedication. They were presented with “Freedom gifts” since they now have free time to do with as they wish.

Motion to adjourn:

M/S/C	Phil Williamson	Ellen Rinard	Unanimous
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Jon Testut adjourned the Annual Meeting at 4:42 p.m.

The next Annual Meeting will be Saturday, March 11, 2017.

Respectfully submitted by Marty Sauers, Office Administrator.