

**Lost Bridge Village Community Association, Inc.**

**Board Meeting Minutes**

December 10, 2018 @ 6:00pm

Call to Order of Regular Meeting by President John Buhr @ 6:00 pm

Trustees Present:        John Buhr, President     Mary Gray  
                                 Hugh Fenner                Carrie Webb  
                                 Jon Testut, VP             Phil Williamson

Trustees Absent:

**Approval of Agenda**

Agenda approved with the change to take resigned TA Ronnie McClellan off the agenda.

M/S/C                      Phil Williamson/Jon Testut/Unanimous

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

Ken Buchheit– will address items when it comes up. He has communications and bylaw review questions.

Don Overstreet suggested that to be on the board, you need to be a full time resident. It doesn't seem fair for just land owners to be on board.

Steve Bray – Reserves the right to interject when he wants to.

**Treasurers Report**

	<u>Nov 30, 18</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1000 · CASH IN MONEY MARKET - 0172	49,441.25
1001 · CASH IN CHECKING - 7265	7,485.82
1003 · ARVEST CAPITAL IMPROVEMENT 0743	
1003-A · AIRSTRIP IMPROVEMENTS	1,096.80
1003-B · COMM BLDG IMPROVEMENTS	1,000.00
1003-C · VILLAGE HALL IMPROVEMENTS	1,707.56
1003-D · REC CENTER IMPROVEMENTS	5,114.66
1003-E · LIBRARY IMPROVEMENTS	146.78
1003 · ARVEST CAPITAL IMPROVEMENT 0743 -	
Other	<u>20,498.82</u>
<b>Total 1003 · ARVEST CAPITAL IMPROVEMENT 0743</b>	29,564.62
1007 · CASH CONTINGENCY M/M FUND 9016	53,053.79
1010 · BUILDING DEPOSITS	<u>43,275.00</u>
<b>Total Checking/Savings</b>	182,820.48 □

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

	Account	Nov. Actuals	Nov. Budget	\$ Diff
Assessment Income	4000	\$496	\$1,589	-\$1,093
Late Fees Collected	4090	\$267	\$100	\$167
Donations		\$0	\$0	\$0
Total Income		\$1,796	\$1,913	-\$117
Maintenance	7200	\$2,669	\$2,541	\$127
Rec Center	7400	\$749	\$360	\$389
General & Admin	7500	\$4,745	\$6,728	-\$1,983
Community Building	7600	\$370	\$982	-\$612
Roads	7700	\$1,452	\$1,986	-\$534
Capital Improvements	7900	\$0	\$0	\$0
Total Expenses		\$9,986	\$12,598	-\$2,612

**November Year-to-Date Summary**

YTD - Nov. Actuals	YTD - Nov. Budget	\$ Diff	2018 Annual Budget	% of Annual Budget
\$208,794	\$198,442	\$10,352	\$198,641	105%
\$11,405	\$5,000	\$6,405	\$5,000	228%
\$10,379	\$5,200	\$5,179	\$5,200	200%
\$236,780	\$216,448	\$20,333	\$216,866	109%
\$47,327	\$52,810	-\$5,483	\$55,354	85%
\$37,136	\$33,475	\$3,661	\$33,775	110%
\$73,989	\$86,911	-\$12,922	\$93,640	79%
\$12,168	\$10,798	\$1,370	\$11,780	103%
\$10,027	\$17,464	-\$7,437	\$18,317	55%
\$7,137	\$0	\$7,137	\$0	
\$187,786	\$201,457	-\$13,674	\$212,866	88%

**November Notes**

**Income:**

Total income within expectations of the budget. Assessment income light, which was expected. Received income of \$300 for renting the lower level and \$600 for building application

**Expenses**

Overall, total expenses were below budget. No significant call out this month.

**Balance Sheet as of November 30, 2018**

1000 · CASH IN MONEY MARKET - 0172	\$49,441
1001 · CASH IN CHECKING - 7265	\$7,845
Total Available Cash	\$57,286

Total Expense Budget	December
	\$11,409

Projected Net Income for Year End	\$45,877
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We should end the 2018 year come out in a positive note.

2019 Assessment Invoices have been prepared and will be mailed on December 13, 2018 with a due date of January 31, 2019.

Insurance Company has received the quote. As soon as Phil receives the amount from insurance company, he will get the final 2019 Budget out and put into QuickBooks.

Motion was made to approve November's Financials.

M/S/C Jon Testut/Hugh Fenner/Unanimous

**Officers Reports:**

**President – John Buhr**

- Nothing to report

**Vice-President – Jon Testut**

- Nothing to report

## **Trustee Reports:**

### **ACC Liaison** – Jon Testut

*Date: November 7, 2018*

*Time: 3PM*

*Location: LBVCA Conf. Rm.*

- Present: John Niernberger-Chairman, Jeremy Webb, Jim Haguewood, Sam Reynolds, Kirk Schuenemann, Rhonda Eaves, Jon Testut-TA
- Absent: Debby Overstreet

#### *Guests Present:*

New Home & Shop at PMR U1 37. Home will be approximately 2732 square feet, with metal roof and vertical Masonite siding. Shop is 40 x 60 with vertical metal siding matching exterior color of home. Home construction was approved pending septic approval. Shop was approved under Article X Building and Construction, Section Seventeen (Agricultural Structure). \$5000 performance deposit and \$200 completion deposit were collected, Kirk Schuenemann was assigned to the project.

M/S/C                      Sam Reynolds                      Kirk Schuenemann                      \*Carried

*\*Let the record show that Jeramy Webb voted not to approve project due to the metal shop building.*

Don Toepfer representing - Covered Deck (CAC S1 83 & 84). Project was approved by a show of hands. Sam Reynolds was assigned to the project. A \$500 performance deposit and a \$200 completion deposit were collected. The completion deposit was doubled due to the fact that the project was started and completed without the issuance of an LBV building permit.

TA Report: None

Chairman Report: John stated that he received an inquiry regarding erecting a metal building in the lower Village. He has not heard back from the property owner.

#### *Discussion Items:*

- Committee Members were asked to bring their ideas regarding metal buildings to next month's meeting.
- Building Extension Issuance/Additional Surcharges/Violation Penalties: Further discussion tabled until next month. Jon Testut presented the Committee with some hand-outs regarding BS&P Penalties and Enforcement to be reviewed before the next meeting.

Member Reports: Spreadsheet review of the active building projects.

New Business: None

Old Business: None

Next meeting will be Tuesday, December 4, 2018, at 2:30 PM

### **Airstrip** – Jon Testut, TA

New windsock ordered and received, ready to install. Need to have Maintenance put on schedule to put up.

### **Community Building** – Mary Gray, TA

- Nothing to Report

### **Covenant Compliance & Review**

Phil Williamson, TA – LBV

No new violations to report.

EPA in Posy Mountain – A clean up has been taken place but there is a dispute about the property line.

Open, TA – PMR

**Legal and Insurance** – Phil Williamson, TA

Legal

Legal action continues to proceed regarding a covenant violation in Posy Mountain Ranch.

Insurance

Request for annual premium renewal is underway.

**Library** – Mary Gray, TA

Pat Testut – A short film is being made using our library. The film will be showed in the future to the community.

A form was created for the film crew to sign in case there are damages or if they don't put things back where they belong. The film will be shown later to LBV which we can turn into a social.

Mary reported that couple members who have used Village Hall (Basement) have left a mess and LBV had to pay to have the hall cleaned up. Suggests Members (in good standing) pay \$100 deposit to use. The deposit will be returned if clean. Also have a \$25 usage fee to help cover LBV expenses (ie utilities, cleaning supplies, paper towels, toilet paper, etc.) The rules to rent:

- The Member has to sign the form.
- Only Members can use the basement (household members only).
- Members cannot sponsor non-members.

The Board agreed to go ahead with the deposit and usage fee. The board will check into Newsletter and see if this was tied to the maintenance assessment increase ballots.

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

Rec Center/Swimming Pool:

No new pool reports. Will repair shower pipe and pool should be ready to go next year.

Tennis Courts:

Have written proposal for repairs of courts. Will meet with contractor and Dennis Jones at tennis courts on Monday 12/10 to see contractors work and go over bid. Both contractor and Mr. Jones will be at Monday's Board meeting. A copy of the proposal is in your mailboxes in office.

There were questions about any temperature criteria on the repairs. It cannot be installed in cold weather. Hugh is meeting with Dennis today and get other ideas. He will discuss at next board meeting.

**Political** – Carrie Webb, TA

- Nothing to Report

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

- Nothing to Report

**Roads & Maintenance** – John Buhr, TA/Jon Testut, TA/Ronnie McClellan, TA (PMR)

John Buhr, TA (Lead)

1. Work continues on roadway tree trimming and brush removal. This work will continue through the winter.
2. During the past two weeks a lot of time has been spend working the Dogwood cross street culverts. This huge project is about 90% completed at four of the five locations. Rental equipment has been returned.

3. Repairs to the community building deck is scheduled for December with the first phase being completed by years end.
4. Changing to winter tires on the truck and filling the spreader in anticipation / preparation for a forecasted wintery mix.

Jon Testut, TA

Purchased new self-propelled Toro Lawn mower with Honda engine.

Open, TA (PMR)

**Security Patrol** – Phil Williamson, TA

- Nothing new to report

**LBV:**

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

**PMR:**

- Nothing to Report

**Social** – Mary Gray, TA

The Chili Dinner scheduled in November due to lack of RSVP's.

**Tech Support** – Jon Testut, TA

- Nothing to Report

**Water & Sewer Liaison** – Carrie Webb, TA

- Nothing to Report

**Old Business (Status Update):**

- LBV Communications Progress Leadership Team – John Buhr – He did not see any feedback, would like to have in place by 1/1/19.  
A motion was made to accept LBV Communications as of 1/1/19.  
M/S/C Hugh Fenner/Phil Williamson/Unanimous
- Bylaw review and update Leadership Team – John Buhr – Bylaws are being updated. He will have them updated within the next couple of weeks. By next meeting we will have in a final draft format. Then we will be ready to put in place by the Board.
- Rental Properties: Allowances/Restrictions/Surcharges – Jon Testut – tabled until January. Will meet outside Monthly Board Meeting. The New Board in March needs to be involved. Will be a covenant change. Please provide feedback via email
- Vending Machine – Jon Testut – increasing pop to sell at \$1. The extra \$.25 to village? Was some confusion – need to look at last month for what was decided. Tamy will find and send out.

**New Business:**

- Tennis Court Updates – Hugh Fenner & John Buhr – Property of Mr. Black's fell thru, and Mr. Black cannot get loan to build new court. Still not sure about land swap.
- TA Bio reviews and possible appointment for open position – John Buhr – Replace TA or wait – The board agreed to wait.
- Annual assessment mass mailing update – John Buhr – Phil and John meet tomorrow at 1:30pm
- Beautification of Hwy 127 and Slate Gap – John Buhr – Clean up the gazebo plus a new sign. We have support from Black's to do in January. Will be sending out blast to get volunteers. Not sure how we will be able to move the gazebo on Lodge.
- Meeting Attendance expectations of Board and ACC Members as proposed in the Oath of Office – John Buhr – was discussed if miss more than 2 meetings in 12 months, you might be asked to step down. Change Oath of Office to include this. After no show, talk amongst themselves to decide.

Nothing was decided.

- Spring Cleanup – Tentatively set for April 5-7, 2019

A motion was made to adjourn.

M/S/C Phil Williamson/Mary Gray/Unanimous

**Adjournment at 7:20**

**The next Board Meeting will be January 14, 2018.**

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John Buhr, President

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Jon Testut, Vice President

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Phil Williamson, Secretary/Treasurer

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Mary Gray

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Hugh Fenner

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

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OPEN