

**Lost Bridge Village Community Association, Inc.  
Board Meeting – TA REPORTS  
July 10, 2017 @ 6:00pm**

Call to Order of Regular Meeting

Trustees Present:      Phil Williamson      John Buhr  
                                 Randy Haley      Ben Hebert  
                                 Jon Testut      Corey Maish

Trustees Absent:      Mary Gray      Ben Hebert

Approval of Agenda with the addition of letter sent in by property owner about ATV's and Jon Testut personal business

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

**Recognition of Members, Visitors & Comments**

Sally Rowe: Addressed board about regaining access to the pool. She complied with the covenant violation on her property. The other issue is 2 library books overdue. She agreed to pay for the books. She will get with the librarian and pay the office for the value of the books. The board asked about the swimming lessons being given by her. If she is charging for the lessons it could be a problem due to liability of the Village. She assured us she is not charging. After she has paid for the library items or has replaced the books, a code will be reassigned to her.

Liz Bliss: Came to support Sally Rowe. Can signage be put up about renters using pool? It would cause less confusion on everyone's part.

Steve Bray: Burn pile needs help! The board assured Steve that the burn pile has not been forgotten. They are trying to get important items first – street cleaning/ditches, etc., then on to the burn pile.

Approval/Discussion of June 12, 2017 Minutes

M/S/C      Phil Williamson/Randy Haley/Unanimous

**Treasurer Report/Financials – Phil Williamson**

	<u>Jun 30, 17</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1000 · CASH IN MONEY MARKET - 0172	98,060.32
1001 · CASH IN CHECKING - 7265	22,515.00
1003 · ARVEST CAPITAL IMPROVEMENT 0743	
1003-A · AIRSTRIP IMPROVEMENTS	1,000.00
1003-B · COMM BLDG IMPROVEMENTS	1,000.00
1003-C · VILLAGE HALL IMPROVEMENTS	1,207.56
1003-D · REC CENTER IMPROVEMENTS	5,114.66
1003-E · LIBRARY IMPROVEMENTS	750.00
1003 · ARVEST CAPITAL IMPROVEMENT 0743 - Other	20,434.26
<b>Total 1003 · ARVEST CAPITAL IMPROVEMENT 0743</b>	<b>29,506.48</b>

1007 - CASH CONTINGENCY M/M FUND 9016

52,799.30

1010 - BUILDING DEPOSITS

24,600.00

Total Checking/Savings

227,481.10

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

**June Year-to-Date Summary**

	Account	June Actuals	June Budget	\$ Diff	YTD - June Actuals	YTD - June Budget	\$ Diff	2017 Annual Budget
Assessment Inc	4000	\$927	\$5,502	-\$4,575	\$190,067	\$186,479	\$3,588	\$196,500
Total Income		\$4,139	\$7,934	-\$3,795	\$208,717	\$195,601	\$13,117	\$209,750
Maintenance	7200	\$4,285	\$3,045	\$1,240	\$21,480	\$19,648	\$1,832	\$38,750
Rec Center	7400	\$9,371	\$15,654	-\$6,283	\$23,073	\$28,278	-\$5,204	\$44,250
General & Admin	7500	\$5,703	\$5,249	\$454	\$29,728	\$36,951	-\$7,223	\$98,510
Community Bldg	7600	\$612	\$1,079	-\$467	\$3,625	\$7,628	-\$4,003	\$13,830
Roads	7700	\$986	\$1,512	-\$526	\$8,892	\$7,580	\$1,312	\$15,110
Capital Improve	7900	\$3,048	\$0	\$3,048	\$21,029	\$32,150	-\$11,121	\$32,150
Total Expenses		\$24,005	\$26,539	-\$2,534	\$107,828	\$132,235	-\$24,407	\$242,600

*Income:*

Assessment and Total income below forecast for the month of June.

However, Year-to-Date Assessment and Total Income over forecast.

*Expenses:*

Through June the following expense accounts exceeding the Annual Budget

		YTD - June Actuals	2017 Annual Budget
Annual Spring Clean Up	7206	\$2,510	\$1,950
Equipment Repairs	7223	\$5,949	\$3,000
Elec - Maint Bldg	7228	\$311	\$300
LBV Mowing	7251-A	\$2,077	\$1,000
LBV Tree Trimming	7251-C	\$1,794	\$1,000
July 4th	7411	\$7,265	\$7,000
PayPal	7511	\$773	\$150
Annual Meeting	7512	\$300	\$100
Computer Software	7526	\$489	\$200
Equipment Rental	7701	\$4,453	\$1,500

Through June the following expense accounts are between 50% and 100% of the Annual Budget

		YTD - June Actuals	2017 Annual Budget
PMR Mowing	7247-A	\$464	\$833
Total PMR Work	7247	\$1,658	\$2,500
Total Maintenance	7200	\$21,480	\$38,750
Maintenance Repair	7422	\$3,838	\$5,100
Pool Repair	7462	\$2,079	\$3,000

Phil reported June's water bill very high at the pool/gazebo. LBV Water Department will be called in am to help us get it figured out.

Motion to accept financials as presented.

M/S/C Jon Testut/Randy Haley/Unanimous

**Special Assignment/Project Updates:**

***Ya, We Did That!***

Community Bldg - Mary

- New garbage disposal and faucet donated by the Hobbits installed in the Community Building.
- Replaced torn American Flag in front of the Community Building.
- Community Building treated for insects.
- The June 15<sup>th</sup> social at the pool was well attending with lots of good food, music and fellowship.

Phil Williamson

- Assisted in removing two very large trees that fell onto Black Oak Dr.
- Filed 23 liens for non-payment of assessment fees.
- Initiated legal proceedings on a parcel in the Village.

Jon Testut

- ACC
  - Fulfilled Covenants requirement to have 7 ACC committee members
- Tech Support
  - Increased speed of internet service to office and lobby of community center
- Maintenance
  - In-house repair of Hustler Zero-Turn Mower
- Airstrip
  - Replaced Airstrip windsock

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

- Covenant Change - Phil, Mary, and Jon will read over the rest of the covenants to check for typos and get back with Tamy. – CARRYOVER to next month.
- Increase Property for sale – Ben Hebert - Would like to raise all the lots to reflect lowest price as \$1,000. There are only 2 of them under \$1000. Will discuss after some research at next meeting. Will look at list for new assessments for lots and get back with the board. CARRYOVER to next month.
- The shed still on PMR U7 283 – Phil Williamson - They have until June 1<sup>st</sup>, we can then move the shed to LBV property and wait 30 days before we can sell it. **Update:** On July 22<sup>nd</sup> the shed will be ours. Danny Barren willing to take off our hands. Will not pay for it due to the condition of it. There is mold and is full of junk. The Board all agreed to just let him take it off our hands. Couple of board members will go thru it first to make sure nothing of value is inside.
- Security Camera for Rec Center – Corey Maish – The cameras were installed today. There is 1 over pool area and 3 in rec area. It should be ready to go by end of week, just needing a monitor for it. He had talked to Bill about being there even if pool is not open so people can use the rec area. Hopefully by Wednesday the pool will be up and running again. Access to Rec Center can be put back to the normal schedule.
- Web Site – Jon Testut – The Web-site is due for a facelift. The committee will meet when everyone can get together.
- Non-Member Agreement – Jon Testut – Phil reported that according to lawyer cannot reverse. It was suggested a blurb should be added to agreement.

## ***Trustee Reports:***

### **ACC Liaison** – Jon Testut

**Date:** July 6, 2017

**Time:** 9 AM

**Location:** LBVCA Conf Rm

- **Present:** Hugh Fenner, John Niernberger, Hugh Fenner, Sam Reynolds, Jon Testut - TA
- **Absent:** Rich Brundage, Deb Overstreet, Tom Pedano

### **Meeting Notes:**

- Chairman drafted a letter to Judge Moehring (attached) regarding alternative housing and invited him to next meeting to discuss topic.
- Chairman did research and found source for online record search (deeds, transfers, records). Cost \$288 per year. Jon Testut will present to Board at next meeting.
- Discussion regarding Cross and signs at LBCC church; concerns over precedent
- Applicants included:
  - Mark Patterson, Builder presented plans for home project located at CAC S1 60-62; pending ROLLE
  - CAC B1 36, front yard fence: approved
  - FHS B1 16-17, redesign roof, flat to gable: pending date
  - PMR U1 19, additional time extension: TBA

### **Airstrip** – Jon Testut, TA

- Weather and opportunity has prevented weeding and tarring of runway surface.
- Replaced windsock. Pole repaired.

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

- Harness Roofing is scheduled to seal the two open wall penetrations and coverings on the masonry wall within the next few weeks.
- Ben installed the new garbage disposal and faucet.
- Serfco Pest Control treated the building for insects/mice for \$118.25. The building will be treated twice a year.

### **Covenant Compliance & Review**

#### **Phil Williamson, TA – LBV**

One resident appeared before the ACC to submit building plans after several covenant letters and phone calls.

Couple of other complaints came in. Jon Testut is handling the trespassing issue and Phil Williamson is handling the toilet in yard and dog running loose issues.

#### **Corey Maish, TA - PMR**

- Nothing to report

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

#### **Legal**

Legal proceedings are underway for a piece of property in the Village.

Filed 23 liens for non-payment of assessment fees.

#### **Insurance**

- Nothing to report

**Library** – Mary Gray, TA

Ellen Slaney has left us as a library volunteer. She and Dick have moved and I would like to thank her for her years of dedicated service to our community Library. Judy Growcock has taken over Ellen's position.

We have received an additional donations of 20 audio books, Julie and Gary Hearnon donated a large collection of non-fiction civil war books which will be added to our collection.

**Parks and Recreation** – Corey Maish, TA (John Buhr)

This month we had the 4th of July show that went really well. We also bought an air conditioner for the rec center managers office. Next month I plan on starting work on getting the manager's office built. We're also working on getting security cameras bought for a security system so we can get installed this weekend.

**Political** – Ben Hebert, TA

Meeting with Mary this month to go over the website.

**Property & Marketing** – Ben Hebert, TA

- Nothing to report

**Roads & Maintenance** – John Buhr, TA/Jon Testut, TA/Randy Haley, TA (PMR)

John Buhr, TA (Lead)

- NO REPORT TURNED IN

Jon Testut, TA

- New Holland Tractor BMR41 failed R/F axel hub and bearing. Transported to Williams tractor for repair. Potential warranty work.
- Investigating extended warrant contract for tractor.

Randy Haley, TA (PMR)

Regina, Ben, our maintenance person, and I spent 3 to 4 hours working on Bluebell and corner at Sweet Pea, the road is now passable, two trees down on the road were moved and we worked at smoothing the road out.

The main cause of the wash outs was due to leaves and debris in the ditch, we tried to recut the ditch but it has "slab" rock in it, we kept moving the loose course rock over to the ditch side to try and form a barrier to keep the runoff water off of the road.

Sweet Pea and Bluebell intersection was opened up to what I believe was the original opening for the road. I believe if we go any further we will be encroaching on someone's property. There is plenty of room to get a pickup and trailer to round the corner.

**Security Patrol** – Phil Williamson, TA

**LBV:**

There was some vandalism at the Rec Center. Additional security measures are soon to be put into place to assist in preventing future problems. **Important Reminder:** *Please treat your access codes as you would with your passwords.*

**PMR:**

- Nothing new to report

**Social** – Mary Gray, TA

30 people attended the June social that was in conjunction with adult swim night. Mike & Marty provided music. It was a fun evening with lots of great food.

**Tech Support** – Jon Testut, TA

- Continued discussion regarding L. Black's concerns on location of EMS Communications Tower
- CenturyTel provided new higher speed internet access to 20MBPS (trial period). Cost \$10/month (Conduit/Cat 5 cable was installed in-house)
- Expect Library entrance lock keypad may need parts or replacement estimated at \$600.
- Have looked at alternate website software. Will expect to revamp website with existing software.

**Water & Sewer Liaison** – Ben Hebert, TA

- Nothing to report

**New Business:**

- Tractor Repair/Warranty – Jon Testut – The parts and labor are covered under warranty. He is checking into extended warranty. Should have tractor back in next couple of days. It is also being serviced while it is in for repairs.
- Lock Repair/Replace – Jon Testut – The tennis courts lock was taken off and put in community building. The repair part will be \$660 and \$720 for new lock.
- Cut a road - Jon Testut – A property owner would like the board to make an exception for him to clear cut thru 3 lots of his property to make a road. There was a lengthy discussion by the board. Nothing was decided. Board will revisit next month.
- Letter from Property Owner about ATV's – Phil Williamson called Benton County Sheriff's Office and they said if the ATV/Side by Side is licensed, tagged, registered, and driver is a licensed driver, it is ok to drive on county roads. If we can figure out who the speeders and youngsters are, Benton County Sheriff will come out and talk to them and/or the parents. The board is to kick around some ideas and will discuss the ideas at next month's meeting. In the meantime, villagers are to call 911 and report anyone driving erratically.
- The board agreed to charge property owners \$5 for reissue of a new code and/or for reinstating the code due to all the work it entails.

A motion was made to charge for reissue and/or reinstating key codes.

M/S/C

Phil Williamson/Randy Haley/Unanimous

**Housekeeping**

Receipts/Invoices for credit card or anything, needs to be turned into Office as soon as possible.

The Board agreed to keep meeting with Benton County and Mr. Black in efforts to move the tower. Mr. Black is concerned about destruction area which is 50' beyond height of tower.

The Board is considering giving a piece of property to Mr. Black and in return get some of his property. With the swap, we would have access to our tennis courts without filing an easement on Mr. Black's property.

A motion was made to adjourn.

M/S/C

Phil Williamson/Corey Maish/Unanimous

**Adjournment at 8:30 pm**

**The next Board Meeting will be August 14, 2017.**

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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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Randy Haley

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Corey Maish

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Ben Hebert