

**Lost Bridge Village Community Association, Inc.
Board Meeting Minutes
January 8, 2018 @ 6:00pm**

Executive Meeting 5:55pm

Contract term and rate - Board vote

The Board approved rate increase for Contract Labor and Office Administrator.

Call to Order of Regular Meeting by President John Buhr @ 5:59 pm

Trustees Present: John Buhr, President Mary Gray
 Jon Testut, VP Phil Williamson

Trustees Absent: Ben Hebert Randy Haley
 Corey Maish

Motion to Approve Agenda with an addition to add Office Copier discussion to old business.
M/S/C Phil Williamson/Mary Gray/Unanimous

Approval/Discussion of November 11, 2017 Minutes
M/S/C Phil Williamson/Mary Gray /Unanimous

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Recognition of Members, Visitors, & Comments

Steve Bray – Received his ballot with solicitation of money for beautification funding drive. He was offended because the Board asked for money last year. What did the Assessment Fee increase cover? The board discussed the Property Owners not having to pay for phonebooks and not charging for basement use. This caused a big decrease in revenue. Steve suggested the board make a better effort to clarify what is being done to the assessment increase and what was given back to Property Owners.

Treasurers Report

	Dec 31, 17
ASSETS	
Current Assets	
Checking/Savings	
1000 - CASH IN MONEY MARKET - 0172	9,113.62
1001 - CASH IN CHECKING - 7265	1,497.48
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	20,449.06
Total 1003 - ARVEST CAPITAL IMPROVEMENT 0743	29,521.28

1007 - CASH CONTINGENCY M/M FUND 9016	52,839.02
1010 - BUILDING DEPOSITS	<u>39,675.00</u>
Total Checking/Savings	132,646.40

December Profit and Loss - Actuals vs. Budget

	Account	Dec Actuals	Dec Budget	\$ Diff	Year End Actuals	Year End Budget	\$ Diff
Assessment Income	4000	\$112	\$197	-\$85	\$196,159	\$196,500	-\$341
Total Income		\$873	\$338	\$535	\$225,781	\$209,750	\$16,031
Maintenance	7200	\$3,994	\$2,856	\$1,138	\$50,632	\$38,750	\$11,881
Rec Center	7400	\$2,611	\$371	\$2,241	\$43,228	\$44,250	-\$1,023
General & Admin	7500	\$5,580	\$5,369	\$210	\$83,172	\$97,810	-\$14,638
Community Building	7600	\$507	\$956	-\$450	\$10,552	\$13,830	-\$3,278
Roads	7700	\$2,088	\$1,472	\$616	\$18,379	\$15,110	\$3,269
Capital Improvements	7900	\$5,000	\$0	\$5,000	\$26,029	\$32,150	-\$6,121
Total Expenses		\$19,780	\$11,025	\$8,755	\$231,991	\$241,900	-\$9,910

Income:

Achieved 99.8% of the projected Assessment Income
 Exceed Total Income by 7.6%

Expenses:

Overall Total Expenses were 5% below the Total Budget for Expenses

For December Expenses exceeded the Budget Expenses due to the following:

- Account 7223 - Maintenance Equip Repair \$1,000 parts for trailer, tractor, and new tires
- Account 7250 - Misc Work \$500 for additional work in the Maintenance Bldg
- Account 7422 - Maintenance Rec Center \$1,875 Pool Office Build
- Account 7461 - Swimming Pool Supplies \$470 for two impellers and a flange motor
- Account 7753 - PMR Road Material \$700
- Account 7929 - Equip Purchase \$5,000 down payment for the new tractor

Motion was made to approve December's Financial.

M/S/C John Buhr/Mary Gray /Unanimous

The board discussed doing a better job of identifying out of pocket expenses, so we can get the expense to the right accounts.

Phil stated that he needs a breakdown for 2018 budget by end of week if you want to break down differently or he will spread expense out evenly over 12 months. There was a lengthy discussion of how do the budget spread.

Officers Reports:

President – John Buhr

- No Report

Vice-President – Jon Testut

- No Report

YA, WE DID THAT:

Trustee Reports:

Trustee Reports:

ACC Liaison – Jon Testut

- Nothing was reported due to meeting being held at 9am.

Jon asked about FHS B1 25 complaint compliance. Phil stated he will call him again. Phil said the last time he called, the property owner said as soon as he is done with his shed, the items under porch will be picked up and stored in shed.

Airstrip – Jon Testut, TA

- Nothing to Report

Community Building – Mary Gray, TA

- Nothing to Report

Covenant Compliance & Review

Phil Williamson, TA – LBV

Nothing new to report

Corey Maish, TA – PMR

- NO REPORT TURNED IN

Legal and Insurance – Phil Williamson, TA

Legal

Nothing new to report

Insurance

Will discuss at the Board meeting.

Library – Mary Gray, TA

No report submitted by librarian.

Parks and Recreation – Corey Maish, TA

This month we got the office built in the rec center and are currently looking for a new rec center manager.

Political – Ben Hebert, TA

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- NO REPORT TURNED IN

Property & Marketing – Ben Hebert, TA

- NO REPORT TURNED IN

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

John Buhr, TA (Lead)

We took delivery of a new John Deere tractor in December and have been getting orientated to it can this operation. Plus, we have started to develop a comprehensive list of required modification so that all our equipment can be operational. We are also starting to work on shop layout requirements including additional electrical outlets. During January we will be focused on shop organization. We did spread sand/salt on both switchbacks and steep graded and shaded roads as a procession to winter conditions.

Jon Testut, TA

- Completed collection dedicated trailer for leaf shredder. Mounted shredder on trailer. Unit is now ready for use.
- Took delivery of new John Deere 4066R Tractor with loader, canopy, and mower deck. Minor personalized modifications completed for implement use and safety concerns. Waiting for rotary broom adaptor plate from dealer.
- With Board's permission, anticipate selling old Bush Hog SQ 84 mower deck. The Board Agreed to sell old Bush Hog.
- Mounted Sander/spreader. reconfigured wiring; engine repairs completed. Anticipate replacement unit for next season due to age and condition.
- Mounted snow blade
- Mounted studded tires
- Current discussion as to best parking location of loaded truck/spreader/plow in anticipation of a weather event.

Randy Haley, TA (PMR)

We were able to get 2 loads of red dirt up on Goldenrod and 3 loads of dirty base gravel dropped for use on the road as soon as we can get the equipment and time to work on the road, and bringing creek gravel in from China hollow.

There is nothing else to report.

Security Patrol – Phil Williamson, TA

LBV:

There was an attempted break-in on Dogwood. The property owner was home at the time. The next day they found evidence of someone was trying to get in basement. The property owner has a camera and got a picture of him. He has called Benton County Sherriff.

Larry Shade will not be captain in his zone for security patrol. Has been looking for someone but has not found anyone yet.

PMR:

- NO REPORT TURNED IN

Social – Mary Gray, TA

The December Social on December 9th was a fun evening enjoyed by all. A total of 71 signed up to for

the dinner.

The Social Committee is making plans for a soup dinner on February 3, 2018. Details will follow at a later date.

Tech Support – Jon Testut, TA

- New copier considered for contract coverage (See Old Business)
- According to Copy World, old copier has little value due to age/condition (See Old Business)

Water & Sewer Liaison – Ben Hebert, TA

- NO REPORT TURNED IN

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. – still working on – Jon Testut mentioned that covenant changes can now be done on line with Benton County.
- Pool Manager – Corey Maish – Still looking. He is thinking about 2 people sharing the job and split salary so there are days off or if one can't make it.
- Rental Property Leadership Team update – Ben Hebert - on back burner
- Disposal of Old Copier/New Copier Contract – Jon stated the copier company looked at old copier and said it was not worth anything. The board decided to keep the copier so when they have a lot of copies to make, the second copier makes it easier. John Buhr will look over the contract for the new copier and get back with Jon.

New Business:

- Annual Meeting – Everyone needs to have their concept ready by end of January, only 1 or 2 pages.

Adjournment

A motion was made to adjourn.

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

Adjournment at 7:07pm

The next Board Meeting will be January 8, 2018.

John Buhr, President

Jon Testut, Vice President

Phil Williamson, Secretary/Treasurer

Mary Gray

Randy Haley (absent)

Corey Maish (absent)

Ben Hebert (absent)