

LOST BRIDGE VILLAGE COMMUNITY ASSOCIATION, INC.
12477 Lodge Drive, Garfield, AR 72732
Board of Trustees Regular Meeting
September 8, 2014 6:00 P.M.

Trustees Present: Debby Maule Steve Bray
David Hudiburgh Jon Testut
Pete Sams Randy Haley
Ellen Rinard

Trustees Absent: (None)

The Meeting was called to order by President Debby Maule at 6:00 p.m.

Visitor(s) in attendance: (None)

The Minutes of August 11, 2014 were approved as written.

M/S/C Steve Bray David Hudiburgh Unanimous

The Minutes of August 11, 2014 Special General Meeting were approved as written.

M/S/C Jon Testut Steve Bray Unanimous

FINANCIALS, Ellen Rinard, Treasurer:

Ellen presented a financial forecast for the remainder of 2014, which indicated LBVCA may overrun its budget by mid-November unless expenses can be curtailed. A lengthy discussion ensued, with Ellen pointing out that the general budget items do not impact the Capital Improvement Fund and vice versa (because the Capital Improvement Fund is used exclusively for things like the new Maintenance Building, which is funded only by LBVCA Lot Sales, receiving no funding from assessment income). Ellen will do a budget reforecast each month through the end of the year.

Motion was made to approve the Treasurer's report:

M/S/C Jon Testut David Hudiburgh Unanimous

The August Bills over \$200 were presented.

M/S/C Steve Bray Pete Sams Unanimous

OFFICER REPORTS:

President, Debby Maule --

Debby reported that it has been a busy month since we last met. We've conducted a special General Meeting of the LBVCA membership and presented our approved Covenant changes, including a 2-tier assessment increase. We had 54 in attendance and received mainly negative comments, many from Posy Mountain. We mailed the ballots out on Aug. 29 and the deadline for return is November 3. By the November board meeting the Board will know if the increase has passed and will be able to set next year's budget.

The 2013 audit was completed by Tim Bunch; his fee (un-budgeted) is \$2500. Tim's audit differs slightly from the 2013 Year-End Financial Report done for us by Chris Jones early this year.

Debby reported she sent out 21 letters to property owners with lots adjacent to LBVCA-owned lots for sale to see if they would be interested in purchasing the LBVCA-owned lot next to them.

Vice President, Jon Testut – Nothing to report.

TA Reports:

ACC, Jon Testut, TA –

Jon reported on the recent ACC meeting:

Present: Richard Wedel (Chair), Hugh Wagner; Dave Schaffner; Gary Hearn; Bob Wright; Jon Testut (Trustee).

Topics Discussed:

1. Additional member to be presented to LBVCA Board for approval Rich Brundage
2. Members are seeking additional candidates for membership
3. Expect to re-write the Building Standards and Practices to include Benton County's role as building inspector for LBV. (Marty is working on this rewrite.)
4. Resubmit request to Board to implement \$50 new construction project application fee (to compensate for administrative paperwork).
5. Assorted construction projects on "Building Permit List". Richard to follow up.

It was decided that items 1, 4 and 5 would be discussed in more detail later in the meeting, under New Business.

Airstrip, Steve Bray, TA – Nothing to report.

Community Building, David Hudiburgh, TAs – Nothing to report.

Covenant Review, David Hudiburgh and Randy Haley, TAs

Randy, representing Posy Mountain Ranch, has nothing to report. David submitted a proposed "Condition Report" that the Covenant Review Committee would use as a tool to help identify properties in distress, along with a corresponding cover letter. It was determined that further discussion of this would take place under "Old Business" later in the meeting.

Legal & Insurance, David Hudiburgh, TA – Nothing to report.

Library, Jon Testut, TA

Jon presented the Librarian's report:

- Budget restricted. No additional purchases possible.
- Readership is up. May need to expand shelving in near future.
- Our inventory of best sellers and first run selections continue to meet the needs and desires of our community.
- DVD theft/Security Camera

Further discussion on security cameras will take place during "Old Business" later in the meeting.

David Hudiburgh asked why the Library needs additional shelving when neither the top nor bottom shelves of existing shelving is being used. Jon responded that some patrons are unable to comfortably reach those shelves.

David also asked what the protocol is for determining why donated books are placed on the "for sale" racks instead of merged with the general book population. From his perusal of the "for sale" books he feels many of these "cast offs" are actually worthy books and perhaps if these were merged with the rest of the library there wouldn't be the need to purchase as many new books at new book prices. Jon responded, on behalf of

the Librarian (Pat Testut), that it's the Librarian's job to keep the library current with new books, however, in light of budget constraints no new books or DVDs will be purchased for the remainder of 2014.

Parks & Recreation, Steve Bray and Pete Sams, TAs

Steve reported the swimming pool is now closed and buttoned up for the winter. Charlie Norris was given a great retirement party at the Rec Center. Thanks to Debby and the Social Committee for a quick arrangement of the festivities and to Mike Gray, John Rainone and Marty Sauers for performing at the event on short notice. Charlie was delighted with the whole event.

Jon Testut asked if there was any update on the pool leak. Steve responded that the leak is in the piping and is not easily identified or repaired. Ellen mentioned that when she recently used the pool the hand railings were very wobbly. Steve responded that the pool inspector had identified the railings as needing attention before the pool opened for the season, and the railings were solidified, but over summer, with so much use, they loosened up again.

Political, all Trustees –

Debby reported that she, Grady Allen, Ellen Rinard, and Jon Testut, met with Aaron Wogoman of the Benton County Roads Department two weeks ago to discuss communications between LBVCA and his department. Aaron is the #2 man in the Roads Dept. under Jeff Clark. We stated the problems we face with the County's inability or unwillingness to provide acceptable maintenance of county roads within LBVCA and Aaron wants there to be a designated person to call him with requests. We designated Grady Allen as the point man for LBVCA, but we made clear to Aaron we are all county taxpayers and it's everyone's right to call with complaints. He claimed he will respond to LBVCA requests, but makes no promises of action on these requests. He did indicate he will be replacing missing county road street signs in the Village and I requested replacement of private road signs as well (not ordinarily a County obligation to replace) as a tit-for-tat based upon the amount of maintenance LBVCA does on county roads. He stressed the lack of county funds to do necessary road work. I emphasized LBVCA has a lack of funds as well. While the county spends 2% of their budget on roads, LBVCA spend 34% of its budget largely maintaining county roads.

Roads and Maintenance, Jon Testut, Pete Sams and Debby Maule, TAs

Pete pointed out that Arabian Drive needs to be a high priority for Benton County to take care of, hopefully with chip and seal. Pete will work with Benton County.

Jon stated that he and Pete will meet with Grady Allen to come up with a priority plan for addressing village needs down the road.

Security Patrol, Ellen Rinard, TA – No report.

Social, Debby Maule, TA

Debby outlined the upcoming social events:

- **September:** Fly In is this Saturday, Sept. 13 (see assignments in "New Business"). Donation of Piper Super Cub remote-controlled airplane by Wes Higginson valued at \$270. Raffle tickets - \$5.
- **October:** "Men Cooking (with help)" - October 25th 8:30 - 10:30 a.m. in the Village Hall, hosted by Gary & Julie Hearn, Pat Larson & Don Berndt, Dick & Noel Sloane, and Richard & Kara Funk.
- **November:** The "Mike & Marty Show" on Saturday, Nov. 8th in the Village Hall (Mike Gray and Marty Sauers).

Tech Support, Jon Testut and Steve Bray, TAs –

Jon reported that he (personally) has purchased surveillance cameras with night vision and motion detection for donation (with contributions by Pete Sams and David Hudiburg as well) to the Community

Building (1 for the Library, 1 for the main lounge area and 1 for the Hall downstairs), due to recent thefts of a framed photograph, toilet paper and paper towels. Regarding the purchase of a new wireless router (instead of continuing to rent one from CenturyLink), this purchase will be postponed until 2015.

Steve reported that he has successfully tested the migration of our current Property Management database to the 2013 version of MS Access. Marty Sauers will be providing Steve with a list of pros and cons of the current database as well as functionality wishes for the new version, with the goal of making it easier/faster to use.

LBV Water & Sewer, David Hudiburgh TA – Nothing to report.

OLD BUSINESS:

- **New Maintenance Building:** It was determined that only a standard water meter would be needed for the new building (we don't need a separate yard meter). David H reported that the concrete foundation is just about done. Debby reported that the piles of gravel will be gone by the Fly In, as they will be used for the ramps. (David pointed out that aprons weren't going to be included in the original plan for the building.) David said framing will most likely start next week and estimates it will cost about \$2,000 (also not quoted up front).
- **Bylaws Revision:** Debby reported that after extensive research on allowing for electronic communications in POA bylaws she has determined that, in order for Associations to use electronic communications to disseminate official notices and to accept electronic member votes, the use of these electronic communication methods is only allowed if the Covenants allow for the transmission of official notices and/or votes to be delivered electronically. If the Covenants do not reference that communications, notices or votes may be transmitted electronically, then in most cases the Association will not be able to take advantage of this provision. Without reference to electronic communications in our Covenants, we're unable to do a Bylaws revision for this at this time; there would have to be language inserted into our Covenants for this to be relevant.
- **Redeeming Posy Mountain State foreclosures** – This has been tabled until after the balloting on the assessment increase has concluded.
- **2015 July 4th Fireworks Update** – No change from last meeting except that Pete has asked this year's shooter, Josh, to provide a list of what was fired at this year's event so he can determine what we should plan for in 2015.
- **Covenant Compliance Committee(s) update:** There was some discussion about the Condition Report and cover letter David spoke on earlier in the meeting. It was decided that although the Board is most appreciative of the work the Committee has put into this effort it would be better to postpone disseminating the letters and reports to the appropriate property owners until LBVCA has the funds to back up potential legal follow-up. Randy, however, will have a chat with a specific Posy Mountain property renter who has constructed a chicken house on the property he's renting in violation of the covenants and ACC rules.

NEW BUSINESS

- **New ACC Member:** Motion was made was to accept Village member Rich Brundage to the Architectural Control Committee:
M/S/C Jon Testut Steve Bray Unanimous
- **ACC's New Project Application Fee:** Motion was made to put in place a non-refundable \$50 application fee, to be paid up front at the time a new project application is made to the ACC (this is in addition to the required performance deposit):
M/S/C Jon Testut David Hudiburgh Unanimous
- **ACC Status Update:** After discussion about Chairman Richard Wedel's increased work schedule at Mercy, which has been impacting the timely oversight of pending construction projects in the Village, motion was made to remove Richard from the ACC and to let the ACC board select its own Chairman at the earliest opportunity for a meeting:
M/S/C David Hudiburgh Steve Bray Passed by Majority Vote

- Fly In Assignments: Debby submitted a “Fly In Preparation and Assignment Checklist”, which the Board reviewed. Volunteers are still needed to help with set up on Saturday morning and with taking everything down as soon as the event concludes.
- Fall Clean-Up, October 8-11: Debby reported that Jon has posted a link to “Signup Genius” so people can volunteer for the LBVCA Fall Clean-Up on our website, and it was also sent out via blanket email. We will need volunteers to work at the airstrip during one of 2 shifts each day: 9:00am to 12:30 and 12:30 to 4:00pm. We will be charging between \$5-20 for Villager members dropping off household trash, hazardous materials, metal recycling, and electronic recycling. She stressed that this year there will be no swap meet; everything dropped off will be put in the dumpsters. The purpose is to clean up the Village, not move junk around from one property to another. We will need volunteers on Saturday, Oct. 11th at the Wimpy Jones site, in exchange for the county taking our hazardous materials. If we don’t get the volunteers we need we cannot offer this “event” next year. For this year’s event, Randy Haley will talk to TRG for metal recycling.

Motion to adjourn meeting: 10:10 PM.

M/S/C Steve Bray Pete Sams Unanimous

The next Board Meeting will be October 13, 2014.

Respectfully submitted by Marty Sauers, Office Administrator.

Debby Maule, President

Steve Bray, Secretary

Ellen Rinard, Treasurer

David Hudiburgh

Pete Sams

Jon Testut, Vice President

Randy Haley