

**LOST BRIDGE VILLAGE COMMUNITY ASSOCIATION, INC.**  
**12477 Lodge Drive, Garfield, AR 72732**  
**Board of Trustees Regular Meeting**  
**November 10, 2014 6:00 P.M.**

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

**Trustees Absent:** Pete Sams

The Meeting was called to order by President Debby Maule at 6:04 p.m.

**Visitor(s) in attendance:** Pat Testut, Hugh & Francis Wagner, Kara Funk, Sandy Riemer, Pete Lawlor, Grady & Paula Allen, and Ken Buchheit

**The Minutes of October 13, 2014 were approved as written.**

M/S/C Steve Bray David Hudiburgh Unanimous

**FINANCIALS, Ellen Rinard, Treasurer:**

Ellen reported LBVCA's outlook is improved thanks to stringent spending adjustments. We may end the year with \$5,000 in the bank. At the end of October our checking account/money market combined balance was \$21,445.48, the Capital Improvement Fund was at \$16,979.81, and the Contingency Fund had \$27,512.76, for a total of \$65,938.15.

Ellen then presented her forecast of expenses for November of \$9,816.28, which should leave us with \$11,629.20 in checking/money market funds. The December forecast shows about \$8,230 in expenses, leaving a balance in checking/money market funds of about \$3,400.

Motion was made to approve the Treasurer's report:

M/S/C Steve Bray David Hudiburgh Unanimous

The September Bills over \$200 were presented.

M/S/C Jon Testut Steve Bray Unanimous

**OFFICER REPORTS:**

**President, Debby Maule** -- Debby reported on the recent ballot effort stating that the Assessment Increase lost by 30 votes. (Steve Bray quickly commented that it actually lost by 15.5 votes not 30.) The vote on this issue was 333 yes votes and 363 no votes. The covenant changes passed at 385.5 yes votes to 307.5 no votes. Although the assessment increase didn't pass the vote does show that there is support for an assessment increase. A good change among the covenant changes that passed is the one relating to collection fees in that we can now pass any fee related to collection of a delinquent account directly on to the delinquent property owner. The Board may revisit the assessment increase next year in a two-tier format as it had good response.

Debby stated she had reached a decision to resign from the board (due to a family health situation). She reported there will be 4 board vacancies next March. We do have 2 confirmed candidates: Randy Haley and Jim Ebersole. Anyone else interested in running for a board position next March should get in touch with the Village Office as soon as possible for information on preparing a short bio about themselves.

Regarding LBVCA's improved financial shape, Debby wished to thank all who have held down on expenses. She also stated the Board would be meeting for a budget workshop next week. She will have a list of 2015 expenses to be included in the budget.

**Vice President, Jon Testut** – Regarding Carroll Electric's guy wire by the Rec Center redbud tree, Jon reported he had no response yet from Carroll Electric. He pointed out that the guy wire is outside our 15' easement.

Regarding a new issue with logging in Posy Mountain Ranch ("PMR"), Jon met with the logging supervisor who assured him his company would not log within PMR boundaries. Jon will be sending him a certified-return receipt letter confirming their conversation.

Regarding the issue of garbage dumping along the E Airport switchback, Jon will address this in his Roads and Maintenance Report later in the meeting.

Regarding the possible opportunity for acquiring a donated road grader for the Village, after further investigation Jon learned that the grader has been out of service for 6 years and would require extensive refurbishing. He concluded this would not be a worthwhile opportunity for the Village.

**TA Reports:**

**ACC, Jon Testut, TA –**

John started out by making a motion for the LBVCA Board to accept George Naidle as a member to the ACC:

M/S/C	Jon Testut	David Hudiburgh	Unanimous
-------	------------	-----------------	-----------

Jon then gave an update on the 2005 building permit that was still needing to have the hard surface driveway put in. He reported that the homeowner said the driveway would be put in within the next few months. Jon also reported that the homeowner on White Oak who installed a (new front) deck has complied with ACC requirements. As to a new house being built on Pine, Jon indicated the homeowner would like to use steel siding that looks like lapboard, and presented a photo of the siding in question. Jon stated that the ACC requests the Board approve this type of steel siding as a change to the ACC's Building Standards & Practices ("BS&P"):

M/S/C	David Hudiburgh	Steve Bray	Unanimous
-------	-----------------	------------	-----------

Jon then initiated a discussion about language in the BS&P that currently requires a "...garage or carport" to state that the ACC merely recommends that homeowners building a new home have a garage or carport. The homeowner on Pine St (above) is not intending to build either a garage or a carport but will have off-street parking for at least 4 cars. During the discussion, a question was raised that several lots within the Village are quite small and might not have room for a garage or carport. Jon responded that those homeowners could apply to the ACC for a variance. It was decided that the language would remain as is with the exception of adding a comma after the word "parking" so the clause reads, "All plans for new construction in any improved LBV subdivision shall include provisions for off street parking, and a garage or carport which will accommodate at least one vehicle. (See Driveway Standards.)"

**Airstrip, Steve Bray, TA –** Nothing to report.

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

**Covenant Review, David Hudiburgh and Randy Haley, TAs –** Nothing to report.

**Legal & Insurance, David Hudiburgh, TA** – Nothing to report. A question was asked if the new building is covered by our insurance; Marty confirmed that it is.

**Library, Jon Testut, TA**

Jon invited the current LBV librarian, Pat Testut, to give a mini-presentation to explain library protocol. Pat submitted a hand-out to the Board (attached to these minutes), including the Mission Statement for the Library, Librarian Responsibilities, Materials Selection Policy, and Selection Process, Gift Policy, Patron Requests for Materials, and Weeding the Collection. She reported that she has been the LBV Librarian for 3 years (Sondra Pritchard had the position for 10 years prior to that), and that she has 30 years' experience as a Librarian. Pat spoke on all the topics in her handout, and in conclusion stated she spends on average \$2400 per year on books, DVDs, etc. She felt that a budget of \$2000 would be sufficient next year. Debby Maule suggested that the LBV Social Committee could perhaps sponsor an event in 2015 specifically to raise money for the Library (because the budget might not accommodate \$2000 since the assessment increase did not pass). Debby instructed Marty to release the \$225 in donations received and designated specifically for Library use for Pat to use by year-end for new books and/or DVDs, even though the Library line item is over budget by \$500+.

David Hudiburgh commented that Pat has done a wonderful job as librarian but wanted to point out that there are some donated books, which appear almost new, that deserve a couple of years on the shelves before being sold or donated away. There was some discussion on this topic including relevance of outdated books, popularity of genres, popularity of authors, etc. The conclusion was that with limited shelf space and no paid staff to monitor and track books to test a shorter shelf life the library process will remain as is.

Villager Kara Funk was then recognized. She requested that the Board try to restore the Library budget from \$1500 in 2014 back to \$2000 in 2015. She wanted the Board to be aware how very important the library is to her and her business in real estate sales. She said the library does attract people to the Village, that there is nothing like it out in our area.

At this point, there was some discussion, prompted by guest Hugh Wagner, that perhaps there could be a checkbox on the annual statements going out in December to allow people to submit a donation or "voluntary tax" or "voluntary assessment increase" with their regular assessment fee payment. The Board will consider this suggestion.

**Parks & Recreation, Steve Bray and Pete Sams, TAs** – Steve reported that the Rec Center had received a donation of a solo flex workout machine, from Brian Bostian, and that the Rec Center now has 3 very nice, multi-function pieces. He reported he will be "culling the herd" of smaller pieces in poor condition. He stated he would likely be turning on the heat in the Rec Center this week, depending on the forecast, but pointed out that any propane bills should hopefully be deferrable until next year.

**Political, all Trustees** – Ellen Rinard, as Security Advisor, received a crime report from Sheriff Craddock's Office, which has been shared with LBV's Security Patrol personnel. The reported included these 2014 crime statistics for the Lost Bridge area:

- 2 Suicides
- 1 Breaking and Entering
- 1 Theft
- 1 Sex Abuse
- 2 Domestic Battery
- 1 Suspicious Circumstances
- 1 Criminal Mischief

David Hudiburgh, speaking as a former law enforcement official, commented that Lost Bridge Village is very lucky to have such a low crime rate.

Ellen also stated that Captain Lynn Hahn has been invited to speak at the March 4<sup>th</sup> Annual Meeting in 2015.

Ellen then brought up an issue with the Benton County Roads Department. She stated that the road on which she lives, Oak Leaf Circle, is a gravel road. (Oak Leaf Circle is a county road.) She called Benton County to see about the possibility of getting Oak Leaf Circle paved at some point and was told she should pave her own road. She felt this wasn't right and submitted a request via the Benton County website, but never got a response let alone an acknowledgement that her request was received. So she called Judge Clinard, and a meeting was scheduled for her to meet with him this Friday (11/14/14) a 10:00 a.m. She will report on the outcome at the next Board meeting.

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

Jon submitted his report, which listed the following items:

- Crew on suspension (due to budget constraints)
- Compiling an expense review for Budgeting
- Authorized expenses to ready equipment for winter snow removal (tires, chains, plow controls, sander controls, plow preparation, spreader repair, truck battery)
- Equipment found to be in disrepair; need maintenance plan/oversight.
- Expect meeting/tour of facility with Benton County Roads Department headed by Jeff Clark
- "No Dumping" signs are needed at the East Airport switchback (possibly deer camera).

Guest Grady Allen reported on the status of the truck for the winter season saying that the truck is ready and the plow is ready; tires will be done this Friday. Grady is waiting to hear back from Aaron Wogoman, Benton County Roads Supervisor; in the interim, Grady will contact Tim Yount. Debby asked that when Grady speaks to Aaron Wogoman to ask the County to post "No Dumping" signs on the East Airport switchback.

Ellen asked about the status of the ongoing leak on Timberline near where the Hearrons live (in terms of when the County might fix this). Grady said the leak is probably an LBV Water & Sewer problem.

Grady continued his report saying he will make another snowplow blade, plus has some additional work pending, which will all cost about \$850. (Jon has approved this cost.) Grady took care of the downed tree at Lake Ridge and West Airport. Also, Harry Hosier, an LBV villager and a Benton County Roads Crew member, will bring a group of local prison inmates out to trim and chip trees along the sides of the road, at no cost to the Village.

Regarding the unfinished asphalt on Gainer, Jon Testut will check into that with Rob Buttons of LBV Water & Sewer.

**Security Patrol, Ellen Rinard, TA – (See above.)**

### **Social, Debby Maule, TA**

Debby reported that the Social Committee's checking account balance as of last week was \$576, so they've made a \$200 donation to the LBV Library. She then gave an update on the 2 recent social events and on the December social event:

- **October 25th:** "Men Cooking (with help)". This event brought in \$275 and had expenses of \$279.
- **November 8th:** "The Mike & Marty Show" with Chili Supper brought in \$305, and had 61 attendees. (Expenses aren't all in yet.) She expressed thanks to Mike Gray and Marty Sauers, and to the Schaffners and McMasters for the chili and to Roberta Heaton for the cornbread.
- **December 13<sup>th</sup>** Christmas Progressive Dinner: Faith Marshall has all the host homes lined up.

Paula Allen asked if the funds donated for “Beautification” could be used to make a new sign for the new Maintenance Building.

Debby volunteered to pay for the sealer for the new maintenance building garage floor, but let escape a small gasp when Grady estimated the sealer would cost \$900.

**Tech Support, Jon Testut and Steve Bray, TAs –**

Jon reported that he had successfully launched MS Office 365 on the Office PC, except for a seeming incompatibility between QuickBooks (“QB”) and Access. The options to correct this are: to uninstall 365 and purchase the box version of MS Office at a cost of about \$250, or have Marty continue with the work-around she’s found to get QB to talk to Access. This will be discussed in more detail during the budgeting meeting on November 17th. Jon also installed dual monitors on the Office PC, to reduce the need for Marty to flip between screens so much. (Note: these monitors were donated by Jon Testut. There is no cost to the Village. Thank you, Jon!)

Jon is still looking into a work-around with PayPal, in terms of automatically billing for the PayPal fee. There appears to be a scripting problem, which might cost \$150 to rectify. Marty suggested that perhaps if we were using the online version of QuickBooks, so it could directly talk to our checking account, it might work, although this might present a security issue for us. Jon will look into this.

Steve reported that he has a preliminary look ready of the new Access database he has been building, and he will schedule time with Marty to review it.

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

**OLD BUSINESS:**

- New Maintenance Building: David Hudiburgh reported there are a few things pending before the building is complete. These pending items are: an issue with the small cement apron; weather stripping; the garage door on the long apron side doesn’t open fully; and, painting of the restroom doors and the tool room still needs to be done. Debby expressed thanks to David, saying we have a very nice maintenance building now.
- Posy Mountain Ranch Proposed Covenant Changes: Randy Haley went through an unfinished draft of the proposed changes. There was some discussion. Steve Bray and Randy Haley said they will revise the changes into a more complete format and email the revision to the Board. The goal is to approve a final form at the December Board meeting so these proposed changes can be included in the Trustee Ballot mailing in January.
- 4 Requests to deed lots over to LBVCA: After some discussion, it was pointed out that the Board had previously voted to decline the Nandakumar property. Motion was then made for the Board to decline the other 3 offers, from the Gillasbys, the Moores and the Palatasas:

M/S/C                      David Hudiburgh                      Jon Testut                      Unanimous

Jon reported that he had today received a letter from property owner Jimmy Threet (PMR U1 45B) saying he wanted to get rid of his lot and was willing to sell it for \$1.00, asking if the Board could help him find a buyer.

- Sale of LBVCA Lots (to adjacent property owners): Debby reported she had mailed letters to the adjacent property owners.
- Redeeming Posy Mountain State foreclosures: This topic is tabled for a future discussion. In the interim, Marty will talk to Ann Schaffner regarding the process of redeeming state foreclosed properties.
- PayPal and Collection processing: Regarding PayPal, see the “Tech Support” report, above. Regarding Collection processing, this topic has been tabled until Marty and Ellen work through the final bill from Ozark Collections.

**NEW BUSINESS**

- 2015 Fly In safety procedure guidelines: This has been tabled until the new Board is in place next March. Note: the date for the 2015 Fly In will be the 2<sup>nd</sup> Saturday in September, which is September 12<sup>th</sup>. Debby did report that she got a free listing of our Fly In in the Car Calendar Events listing for next year.
- Results of LBV covenant changes and assessment increase balloting: See the President’s Report, above. Also, the approved covenant changes are effective now but need to be officially revised in the document, along with updating the Cover page, Exhibit D – Implementation page, and the signature page at the end. Marty will make the updates as soon as possible, with Debby’s assistance. Debby will take the revised Covenants to the Benton County Circuit Clerk’s office for filing. In the meantime, Jon will remove the old Covenants from the website and upload the new ones once they are available.
- Dumping at East Airport switchback: Jon Testut stated that if we report it to Benton County Environmental Control they will open a case file on it.
- Proposed Village Hall Rental to Beaver Watershed Alliance: Debby reported that Marty had received a call from Beaver Watershed Alliance, a non-profit, asking if they could rent our Hall space to hold a meeting in January for about 30 invited guests to talk with people who live “streamside”. Motion was made to approve allowing the Beaver Watershed Alliance to use the Village Hall, with the \$100 rental rate being waived but the \$375 deposit still required:

M/S/C                  David Hudiburgh                                  Steve Bray                                  Unanimous

- LBVCA Parking Lot use by The Lodge: It was determined this is not an issue that needs addressing at this time.
- 2015 Budget Meeting: A working meeting to set the 2015 budget has been set for Monday evening, November 17<sup>th</sup>, at Ellen Rinard’s house.

**Motion to adjourn meeting: 9:21 PM.**

M/S/C                  David Hudiburgh                                  Steve Bray                                  Unanimous

The next Board Meeting will be December 8, 2014.

Respectfully submitted by Marty Sauers, Office Administrator.

\_\_\_\_\_  
Debby Maule, President

\_\_\_\_\_  
Steve Bray, Secretary

\_\_\_\_\_  
Ellen Rinard, Treasurer

\_\_\_\_\_  
David Hudiburgh

\_\_\_\_\_  
Pete Sams (absent)

\_\_\_\_\_  
Jon Testut, Vice President

\_\_\_\_\_  
Randy Haley