

**Lost Bridge Village Community Association, Inc.**  
**Board Meeting Minutes**  
February 10, 2020 @ 6:00pm

Call to Order of Regular Meeting by President Jon Testut @ 6:00pm

Trustees Present:	Jon Testut, President	Mary Gray
	Wayne Gunnels	Kirk Schuenemann (6:12)
	Hugh Fenner	Russ Lamer
	Carrie Webb	

**Approval of Agenda**

Motion was made to approve the agenda.

M/S/C                      Mary Gray/Russ Lamer/Unanimous

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

John Niernberger, Pat McCann, Melvin Schoonover, Dennis & Leslie Jones, and Steve Bray

Melvin Schoonover – Wants to address Tennis Courts and Burn Pile – Melvin said he had the easement for the tennis courts. He will get a copy of the easement. This will help the Board standing with dealing with the negotiations. Melvin asked why Village is moving Brush Pile. Jon said we cannot burn anymore and with the amount of brush being dumped, our chipper is not able to keep up with the volume, so we decided to move the Brush Pile to a larger location in PMR. We got shut down by the environmental department and in an effort to get a grandfather clause, we are not able to get a solid response. So, if we burn right now, we are at a risk of getting a fine. The new brush pile is 3 miles from the current one. Right now, we are loading everyone’s brush and dumping it else which cost the village money for the labor so instead we decided to relocate to save the Village the cost.

Dennis Jones – Wants update on Tennis Courts – Am I still supposed to continue to work with the guy in Kansas City with him planning to do the repairs in March or April. Am I supposed to still have him come and do the courts? Hugh said we are in the middle of negotiations with the Black’s and the board is trying to decide if we are going with a brand new court or repair the existing one. I can’t at this time say anything. Carrie said we had some changes and new information that came to light that changed the way we need to negotiate and consider our courts. Luther is out of the country, so we have been working with Adam who then has to talk to Luther which is slowing negotiations down. We have been working hard to have a fair and favorable outcome for the Village.

John Niernberger, ACC Chairman – *See Lot Line Easement under New Business*

John Niernberger also asked about lot 26 in PMR U1. He said the owners wants to put in a trailer. The owner said he has a letter from the board saying he is exempt from the covenants. He told the owner to send a copy of letter. There was a discussion, board said all lots in LBV whether or not they are a member or nonmember lot they still have to abide by our covenants.

**Comments Approval/Discussion of December 9, 2019 Board Minutes**

Motion was made to approve December 9, 2019 Board Minutes

M/S/C                      Hugh Fenner/Wayne Gunnels/Unanimous

**Comments Approval/Discussion of January 13, 2020 Executive Board Minutes**

Motion was made to approve January 13, 2020 Executive Board Minutes

M/S/C Wayne Gunnels/Mary Gray/Unanimous

**Comments Approval/Discussion of January 13, 2020 Board Minutes**

Motion was made to approve January 13, 2020 Board Minutes

M/S/C Mary Gray/Russ Lamer/Unanimous

**Treasurers Report – January 2020**

**Checking/Savings**

<b>1000 · CASH IN MONEY MARKET - 0172</b>	<b>23,339.24</b>
<b>1001 · CASH IN CHECKING - 7265</b>	<b>130,743.36</b>
<b>1003 · ARVEST CAPITAL IMPROVEMENT 0743</b>	
1003-A · AIRSTRIP IMPROVEMENTS	1,096.80
1003-B · COMM BLDG IMPROVEMENTS	2,250.00
1003-C · VILLAGE HALL IMPROVEMENTS	451.56
1003-D · REC CENTER IMPROVEMENTS	4,735.93
1003-E · LIBRARY IMPROVEMENTS	445.73
1003-F · TENNIS COURT	10,000.00
1003 · ARVEST CAPITAL IMPROVEMENT 0743 - Other	<u>20,679.23</u>
<b>Total 1003 · ARVEST CAPITAL IMPROVEMENT 0743</b>	<b>39,659.25</b>
1007 · CASH CONTINGENCY M/M FUND 9016	77,496.46
1010 · BUILDING DEPOSITS	<u>32,225.00</u>
<b>Total Checking/Savings</b>	<b>303,463.31</b>

**January 2020 - Profit and Loss - Actuals vs. Budget**

	Account	Jan. Actuals	Jan. Budget	\$ Diff	% Diff
Assessment Income	4000	\$141,534	\$140,750	\$784	1%
Late Fees Collected	4090			\$0	-
Donations	4100	\$500	\$87	\$413	475%
<b>Total Income</b>		<b>\$142,034</b>	<b>\$140,837</b>	<b>\$1,197</b>	<b>0.9%</b>
Maintenance	7200	\$2,812	\$2,818	-\$6	0%
Rec Center	7400	\$1,079	\$164	\$915	558%
General & Admin	7500	\$6,673	\$6,503	\$170	3%
Community Building	7600	\$634	\$680	-\$46	-7%
Roads	7700	\$1,785	\$363	\$1,422	392%
Capital Improvements	7900	\$1,796	\$850	\$946	111%
<b>Total Expenses</b>		<b>\$14,780</b>	<b>\$11,378</b>	<b>\$3,402</b>	<b>29.9%</b>

**Income:**

- ~ Assessment income finished +1% to budget for January (+\$784).
- ~ \$500 in donations were recorded
- ~ Total income was ahead of budget by \$1,197 or .9%

**Expenses:****7200 MAINTENANCE**

- ~ Total LBV Maintenance finished on budget in January.

**7400 RECREATION CENTER**

- ~ Several unforeseen expenses hit the January Rec Center budget in January.
- ~ \$423 for swimming pool repair, water sewer \$309, maintenance/repair \$280

**7500 GENERAL AND ADMINISTRATION**

- ~ Total Gen/Admin was on budget in January

**7600 LBVCA COMMUNITY BUILDING**

- ~ Community Building was below budget in January.

**7700 ROADS**

- ~ Total Roads was over budget by \$1.4k
- ~ Ditch/Culvert (\$729), Roads/Misc. (\$363), Tractor Fuel (\$300), Street Sign (\$200)

**7900 CAPITAL IMPROVEMENTS**

- ~ Community Building was the Capital Improvement expense for January (\$1796)

**TOTAL EXPENSE**

- ~ Total expenses for January finished +30% to budget or +\$3.4k

Motion was made to approve January's Financials.

M/S/C

Hugh Fenner/Carrie Webb /Unanimous

**Officers Reports:****President – Jon Testut****Be prepared**

That time of the year has rolled around again where we scramble to present our current Board members, our accomplishments, and of course our newly elected Board members to our community at large. The annual meeting is March 14<sup>th</sup> at 2 pm. Each of you should plan on being in front of a membership with answers to their questions. Be prepared. We are putting the presentation together for the annual meeting. Please submit your materials soon so we can get the job done.

**Last Hurrah**

This is the last meeting of this current Board, and the last meeting for me as I have come to the end of term in office. In my opinion, it has been a most unique group of community members to populate the LBVCA Board in a long while. Many fine ideas have been brought to the table over the last twelve months. We have accomplished much, but there is always more to do. From my status as a non-Board member of the community, I will be looking towards the new Board to regroup and move onward to meet future challenges with renewed energy. And, of course, the common denominator of our success has cooperation and agreement. I wish you all good luck in your future endeavors. The next regular meeting of the Board will be March 14, after the Annual meeting.

**Vice-President – Carrie Webb**

- Nothing to Report

***Trustee Reports:*****ACC Liaison – Jon Testut, TA**

**Members Present:** John Niernberger, Chairman, Terry Brock, Jim Haguewood, Jon Testut, Sam Reynolds and Jeramy Webb

**Members Absent:** Dottie Elbert and Rhonda Eaves

**Call to Order:** 9:05 AM

**Applicants Present:** Deryl and Julie Fast: New Construction on Fawn Circle and Antler Dr. They are building a residence across a lot line and requested a release from the ACC.

A motion was made and carried to approve a ROLLE.

LBV Board Action required at next meeting to confirm this ACC approval

**Airstrip** – Jon Testut, TA

- Airport sprayed in preparation for crack sealing
- Pilots have been contacted for volunteers for crack filling
- Steve Bray suggested one more pass with the herbicide before filling the cracks

**Community Building** – Mary Gray, TA

- New lights have been installed at the front and rear of the building.
- Due to a leak a new hot water tank has been installed in the basement restroom.

**Covenant Compliance & Review**

Kirk Schuenemann, TA – LBV

- Nothing to report.

OPEN, TA – PMR

**Legal and Insurance** – Wayne Gunnels, TA

Legal

- Nothing to report

Insurance

- Awaiting the final results of the audit. Working with agent on recent billing questions.

**Library** – Mary Gray, TA

Librarian, Pat Testut reports: Nothing turned in

Mary would like to show Pat Testut an appreciation gift at Annual Meeting for Pat Testut.

Motion was made to approve an appreciation gift to Pat Testut at the annual meeting for \$100.

M/S/C Mary Gray/Hugh Fenner/Unanimous

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

I went to Ozark Propane and reiterated that they are not to fill any tanks without authorization.

Pool – We have had one applicant for the Pool Manager. We have another water leak at the pool in the line going to the Rec Center between the last shut off and the Rec Center. Hole was dug where the last connection was put in. If leak is at the last shut off, Hugh will have plumbers come back out to fix since they just put it in. If the leak is not there, then I would like to look into the idea of renting a trencher and putting in a whole new line starting at the shut off at shuffleboard to rec center. In this case, he will get with Wayne.

New pool filter has been ordered and have picked up the repaired scrubber.

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

We have someone interested in purchasing on Lodge part of WMT subdivision. We are currently asking \$1,500 for the lot and she is offering \$1,000. My recommendation would be to counter at \$1,250. Is \$250 discount agreeable? They own other properties that adjoin that.

A motion was made for the bottom dollar amount to sell property would be \$1,000.

M/S/C Mary Gray/Hugh Fenner/Unanimous

**Web Design** – Carrie Webb, TA

- Nothing to Report

**Election** – Carrie Webb, TA

We have the election committee put together with 4 volunteers. Steve Bray will be our chairperson for that again this year. They are meeting twice for counting, March 11-12.

**Roads & Maintenance** – Jon Testut, TA (LBV)/Kirk Schuenemann, TA (PMR)

Jon Testut, TA (LBV)

- Continue to prepare brush dump location located at China Hollow PMR.
- Replaced lower edge on Snowplow. Expect to purchase new edge for reserve.
- Looking into grapple implement for tractor.
- Sanded roads as needed

Kirk Schuenemann, TA (PMR)

- Arabian has just been graded by Benton County.
- Need road work done on all roads, they haven't been done since Spring.

**Security Patrol** – Russ Lamer, TA

We have had two reports of suspicious persons in the area. PLEASE contact the Benton County Sheriff's office to report anything that seems suspicious to you.

Someone was complaining about shooting down on West Airport Road. It is apparently not in the Village, but people were concerned about that.

If you can get a tag number that would be good to give to Sheriff.

Nothing else to report.

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

**Social** – Mary Gray, TA

The February potluck social was a fun event. We had around 65 in attendance. Everyone enjoyed the music provided by Mike and Marty. The next social is an Italian Dinner on March 28<sup>th</sup>. Details will follow at a later date.

**Tech Support** – Jon Testut, TA

- Nothing to Report

**Old Business (Status Update):**

- Tennis Courts – Hugh Fenner – No update at this time.
- Beautification Project (Entrance & Comm Bldg Signs) – Jon Testut – The signs for the 127/Lodge

entrance is done. If we remove the sign at the entrance, he could have the new ones put up before he goes on hiatus in Texas and won't be back until April 1. Jon said the sign in front of building is done also and can't remember what color it is. The board thought it was going to be cedar. Jon said the guy doing the sign said that wasn't the best choice for us because we would have to re-varnish the sign on a regular basis. The board asked what the color it is going to be. Jon said he would check on it if it is done and if so, what color it is. He will let the Board know.

- New Brush Pile Update – Jon Testut – It will be announced at March Annual Meeting. We need to start to include in Newsletters, Eblasts, Website, Facebook, Signs, etc. We need to make sure the Village knows well in advance.
- Gazebo on Lodge Drive – Jon Testut – We have tried to move the gazebo down to the entrance, but several people have looked at it and said it is in too bad of shape to move. The property has been sold so we are releasing it back to the new owners. The new owners said they will be leaving it there.

#### **Old Business (On-Hold):**

- Buildings/Garages with utilities as Improved Lots – on hold
- Rental Surcharge – Jon Testut – on hold
- Lot Sale in 2000 – Carrie Webb – on hold

#### **New Business:**

- Lot Line Easement – DWD Lot 166-167 – John Niernberger  
John Niernberger, ACC Chairman – The ACC is requesting a lot line easement from the board for Fast in Deerwood. They would like to cross lot lines between Lot 166 and 167. Water and Sewer do not have authority there, so they do not need one from them. A picture was passed around showing the drawing of the house and where it will cross the lot line on Fawn Circle.

A motion was made to give an easement for DWD S1 Lot 166-167.

M/S/C Russ Lamer/Hugh Fenner/Unanimous

- New Chairs for Library – Mary Gray – Pat Testut sent me a text saying they were needing new chairs for the library. Pat wants the chairs to all match, so it was decided to get 3 chairs total. The total will be \$656. Mary talked to Wayne and if we take it out of her budget, that will be hard for her to order books. Wayne said we can use the \$450 in Library Donations to help pay for them but will be about \$200 short. Jon Testut said he will look into some donations to get them paid for.
- Vote Counts at Annual Meeting – Mary Gray – Mary said she has had a call about the Annual Meeting Board Votes. Last year it was announced how many votes each candidate received. They would prefer we do not announce how many votes each person received. After much discussion, the board decided on transparency and to go ahead and announce the count each candidate receives. Jon will email the board about when there will be a run thru before the annual meeting.

A motion was made to adjourn.

M/S/C Carrie Webb/Hugh Fenner/Unanimous

#### **Adjournment at 7:10pm**

**The next Board Meeting will be March 14, 2020 @ 2pm**

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Jon Testut, President

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Wayne Gunnels, Secretary/Treasurer

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Hugh Fenner

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Carrie Webb, Vice-President

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Russ Lamer

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Mary Gray

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Kirk Schuenemann