

Lost Bridge Village Community Association, Inc.

Board Meeting Minutes

January 13, 2020 @ 6:00pm

Call to Order of Regular Meeting by President Jon Testut @ 6:05pm

Trustees Present: Jon Testut, President Mary Gray
 Wayne Gunnels Kirk Schuenemann
 Hugh Fenner Russ Lamer

Trustees Absent: Carrie Webb

Approval of Agenda

Motion was made to approve the agenda.

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

Recognition of Members, Visitors, & Comments

Steve Bray, Pat McCann, Sam and Pat Reynolds, John Niernberger and Ryan Walker

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

Ryan Walker, LBVCA Maintenance – *See Roads and Maintenance under TA Reports*

Treasurers Report – December 2019

Balance Sheet

Checking/Savings

1000 · CASH IN MONEY MARKET - 0172	23,322.92
1001 · CASH IN CHECKING - 7265	3,039.28
1003 · ARVEST CAPITAL IMPROVEMENT 0743	
1003-A · AIRSTRIP IMPROVEMENTS	1,096.80
1003-B · COMM BLDG IMPROVEMENTS	2,250.00
1003-C · VILLAGE HALL IMPROVEMENTS	1,207.56
1003-D · REC CENTER IMPROVEMENTS	4,695.93
1003-E · LIBRARY IMPROVEMENTS	350.87
1003-F · TENNIS COURT	10,000.00
1003 · ARVEST CAPITAL IMPROVEMENT 0743 - Other	<u>20,640.45</u>
Total 1003 · ARVEST CAPITAL IMPROVEMENT 0743	40,241.61
1007 · CASH CONTINGENCY M/M FUND 9016	77,456.99
1010 · BUILDING DEPOSITS	<u>32,225.00</u>
Total Checking/Savings	176,285.80

December Profit and Loss - Actuals vs. Budget

	Account	Dec. Actuals	Dec. Budget	\$ Diff
Assessment Income	4000	\$1,141	\$200	\$941
Late Fees Collected	4090	\$277	\$0	\$277
Donations	4100	\$0	\$83	-\$83
Total Income		\$1,718	\$433	\$1,285
Maintenance	7200	\$4,533	\$2,780	\$1,753
Rec Center	7400	\$931	\$257	\$674
General & Admin	7500	\$4,317	\$5,400	-\$1,083
Community Building	7600	\$4,116	\$1,020	\$3,096
Roads	7700	\$1,160	\$876	\$284
Capital Improvements	7900	\$8,150	\$0	\$8,150
Total Expenses		\$23,207	\$10,333	\$12,874

2019 - Year End Finish

YTD - Dec. Actuals	YTD - Dec. Budget	\$ Diff	2019 Annual Budget
\$195,691	\$200,000	-\$4,309	\$200,000
\$4,456	\$5,000	-\$544	\$5,000
\$9,933	\$9,250	\$683	\$8,200
\$219,613	\$221,050	-\$1,437	\$221,050
\$50,254	\$57,824	-\$7,570	\$57,824
\$32,396	\$32,775	-\$379	\$32,775
\$80,145	\$97,255	-\$17,109	\$97,255
\$11,330	\$12,230	-\$900	\$12,230
\$8,526	\$15,374	-\$6,848	\$15,374
\$21,538	\$5,400	\$16,138	\$5,400
\$204,191	\$221,049	-\$16,669	\$221,049

Income:

- ~ Assessment income was positive in December (+\$1753). Assessment income finished 98% to budget for the year
- ~ Total income finished 99.3% to the 2019 budget

Expenses:

7200 MAINTENANCE

- ~ Total LBV Maintenance for Dec was above budget by +\$1.7k. Tree trim, Misc work, parts/repair were drivers.
- ~ Maintenance finished -13% to budget for the year or -\$7570.

7400 RECREATION CENTER

- ~ RC was ahead of budget in Dec, due to propane that was budgeted in Sept and \$0 budgeted for water/sewer in Dec.
- ~ Rec Center finished -1% to budget for the year or -\$379.

7500 GENERAL AND ADMINISTRATION

- ~ Total Gen/Admin was below budget by \$1k in December and finished 2019 -18% to budget or -\$17k
- ~ Savings in 2019 came from Advertising, Office Expense, Legal, Insurance, and Postage.

7600 LBVCA COMMUNITY BUILDING

- ~ Community Building was above budget by \$3k in Dec. Purchase of blinds hit (7622 maint/repair) with \$5k annual budget
- ~ Total Community Building finished -7% for the year or -\$900.

7700 ROADS

- ~ Total Roads was slightly over budget in December and finished the year by -45% or -\$6.8k
- ~ Savings in Roads Dept came from Equip rental (-\$2.7k), Ditch/Culvert (-\$1.6k), PMR Materials (-\$900), Other (-\$900)

7900 CAPITAL IMPROVEMENTS

- ~ New deck for the Community Building hit the December financials (\$8150)

TOTAL EXPENSE

- ~ Total expenses for the year finished -8% to the 2019 budget or -\$16.7k

Motion was made to approve December's Financials.

M/S/C

Hugh Fenner/Russ Lamer/Unanimous

Officers Reports:

President – Jon Testut

Budget

Thanks to Wayne, we made it through last year in the black but not without some bumps in the road. I will ask that the trustees be aware of the financial activities during this new year and be especially cognizant of budget balances, over and under runs, and end of year time constraints. It will be the co-responsibility of the trustees to assist in managing their accounts. Wayne puts in much time and energy in executing his job. It is incumbent upon us to assist him in any way that benefits the process.

Annual Meeting

The annual meeting is March 14th at 2 pm. Plan on being in front of a membership with questions. Be prepared. Facts, figures, accomplishments, graphics....all will be helpful in presenting our activities and successes to the community members by way of our PowerPoint presentation.

Productive Year

This last year has been a bit unusual inasmuch as we had 3 Presidents (Buhr, Webb, & Testut), 4 resignations, and the hiring of a new maintenance man. It has been my pleasure to share in the discussions, applaud the bold, new ideas, admire the work that fueled the problem solving, and just generally feel good about the accomplishments. I realize that our work is not done, but, I believe we should congratulate each other on a job well done. With no surprise, as you know, I will be stepping down from the Board come the Annual meeting in March, termed out after many years of involvement in this association. My roles as maintenance man, trustee, vice president and president has allowed me the pleasure of serving the Village with pride and satisfaction.

Volunteers: An observation

We have historically relied upon our residents to volunteer at times and places when assistance is needed, like July fourth, the Fly in, village Clean-up, etc. But it has become patently obvious to all that the profile of the typical Village resident is changing. From once a retirement community to leaning towards a bedroom community as the widening of Route 62 has provided easy access for working people from Rogers, Bentonville and even Springdale/Fayetteville to commute to our Village in shorter time. Whether purchased or rented, the homeowners are less likely to be able to volunteer as much as the previous wave of residents. This, an observation that should be considered when organizing the next event.

Vice-President – Carrie Webb

- Nothing to Report

Trustee Reports:

ACC Liaison – Jon Testut, TA

Members Present: John Niernberger, Chairman, Terry Brock, Jim Haguewood, Dottie Elbert and Rhonda Eaves

Members Absent: Jon Testut, Sam Reynolds and Jeramy Webb

Call to Order: 9:05 AM

Applicants Present: Bryan and Ashley Knowlton (Knowlton Trucking Inc.) of Bentonville. The Knowlton’s own approximately 25 acres in Posy Mountain Ranch, Unit 3 and came to the ACC with questions regarding building a new home. Property owners were advised of required paperwork before work could begin (survey, house plat and plans, septic, water and release of utility easements if planning to build across lot lines). Application fee and performance deposit was also discussed. Property owners were directed to Benton County for their road questions. Builder will be wife’s uncle and they are wanting to get started fairly soon. Will return and make formal application upon completion of necessary documentation.

Chairman Report: John presented information received from David Ortman regarding building a garage with loft addition to his home at 21143 Black Oak Drive. Property owner has already secured a utility easement release from LBW&S. A release of easement will also be required from the ACC (see below) and the LBV Board. Subject release will be presented for approval at the January Board Meeting. Property owner plans on making formal application next summer with construction to begin in the fall.

A motion was made to approve a release of easement with a stipulation that no building would be allowed within one foot of lot line.

M/S/C

Dottie Elbert

Rhonda Eaves

Unanimous

John reported that lot line easements on Herman Escobedo’s new home build that was approved at last month’s meeting had to be changed from lots 527 & 526 to 526 & 525. Additional information was received from the builder (Southwest Homes) regarding floor plan, elevation plans and color selections.

Discussion Items: John asked the Committee to continue gathering ideas regarding LBV Carport requirements/guidelines. Several members felt that residents should not be forced to have a carport with a new home build.

Airstrip – Jon Testut, TA

- Sprayed for weed in prep for crack repair

Community Building – Mary Gray, TA

- The new deck is done.
- The carpets in the community building were cleaned on December 2, 2019.
- The new blinds for the basement have been ordered and should be ready for installation the last week in December or the first week in January. This was paid for through donations.
- Mary suggested we seal the fireplace wall again. It has been a couple of years since it was done.
- There will be additional lighting installed around building and will also be painting the railings a dark brown.
- We need to check on the caulking on the deck. Patterson said he would seal off the gap to prevent leaking in basement by door. Also need to get the electrical stuff done and off the ground, did someone get the conduit? Jon said he is meeting with Patterson on Wednesday at lunchtime. Mary is concerned about the wires. Should Patterson put them back up since he took them down? There is concerns when there is a Social Event and it is dark. Sometimes the light comes on and sometimes it doesn't. Jon is trying to figure out where to put a light up that doesn't blind people coming to an event.

Covenant Compliance & Review

Kirk Schuenemann, TA – LBV

- Spoke with Jim Horn about clear cutting
- Spoke with squatter on Arabian
- Owner removed Culvert and trash on Posy
- Robert the squatter in PMR has disappeared
- The A-Frame on Dogwood, Kirk has went to door several times and nobody answers

OPEN, TA – PMR

Legal and Insurance – Wayne Gunnels, TA

Legal

- Nothing to report

Insurance

- Awaiting the final results of the audit. Working with agent with questions on recent billing. Wayne will be talking to our agent about a recent billing received.

Library – Mary Gray, TA

Librarian, Pat Testut reports: We have had a very good year in the Library, circulation is up and we have had very positive feedback from the members. We are fortunate to have a group of dedicated Library volunteers who have kept the Library up and running smoothly.

A few items for the New Year:

- We will be needing new chairs for the Library. Our current chairs are literally falling apart. We have had to get rid of one chair entirely as it was no longer repairable and was a hazard to sit on. Another chair was removed several years ago. The two remaining chairs have been repaired more than once. We will need to replace the four chairs that were the original seating.

Mary has told Pat to start looking and pricing chairs. Another suggestion was for Pat to look on Facebook Marketplace. Jon will pass this onto Pat.

- We will be donating duplicate and excess children's books to a non-profit that promotes family literacy. NWA Books for Kids encourages parents to read with their children from infancy onward. Their "Eat and Read" programs, where parents come into a school, eat a nutritious meal, read with their children and take a book home is one of their literacy programs. In addition, they have a tutoring program and donate gently used books to non-profit organizations that serve low-income families.
- The aides and I will be doing inventory in February, weather permitting.
- I will be changing out the books in the Little Free Library with some new material.

Parks and Recreation – Hugh Fenner, TA

Pool:

- Winterized -- need to start looking for new pool manager for next year. If anyone knows of someone who would be good, please let me know.

Tennis Court:

- Need to come together with an agreement as to which way we are going and with our attorney on board start the process.

Fire Works:

- No report

Parks:

- A water leak at the flower garden has been repaired but found another one, Ryan needs some time to find leak.

Property & Marketing – Carrie Webb, TA

- Nothing to Report

Web Design – Carrie Webb, TA

- Nothing to Report

Election – Carrie Webb, TA

- Nothing to Report

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

Jon Testut, TA (LBV)

- Continued tree trimming
- Continued leaf collection
- Brush dump location located at China Hollow PMR. Preparations to receive brush are being made
- Briar Ridge brush site returned to natural condition
- Modifying village trailer to accept stakes (do we have vampires??)

Ryan Walker, Maintenance – Ryan updated the board what he has been doing. There has been some ditch cleaning. He tries to prioritize the ditch/culvert cleaning to the ones that impact the roadways. We don't go around and clean everyone's ditches out; we clean out the ones that are clogged up and cause water to run over the road causing safety issues. The machine we have to do this (goat) works surprisingly well. The more we use it the more we figure it out.

The weeds were sprayed on the runway on Monday so they would have time to die before the rain and cold weather hits again. I have talked to Steve Bray about filling the cracks. We are hoping to get some

pilots out to help us with this project.

Kirk has volunteered to do some welding for us, that will be a great help. The sander is working great. We will need a new blade for the snowplow. From a maintenance standpoint, I would suggest a metal blade, the rubber ones wear out too quick. We are currently using one the county threw out that has been welded together and it is about worn down. It is really the only one we have left.

The way I look at labor is different than how Wayne looks at it. I look at the total made by laborers vs last year laborers total. As I see it, I have been saving LBV about \$1,000 a month in the 8 months I have been here this last year. The equipment is working, and the equipment is saving us money. Not having 3 guys standing around has saved the village a whole lot of money. If you total up the pay in 2019 and compare to the same time frame as previous year, we saved roughly \$7,000. I think we are going in the right direction.

Kirk Schuenemann, TA (PMR)

- Nothing right now.

Security Patrol – Russ Lamer, TA

There was a concerned resident in Posey Mountain regarding shooting firearms/hunting after dark in her area. I reached out to the Security Patrol captain and advised him of the situation and called the concerned resident. I informed her to first call the Sheriff's Office, then then area's Security Patrol captain or myself, whenever she notices anything suspicious.

Nothing else to report.

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

Social – Mary Gray, TA

The December Progressive Social was a fun evening enjoyed everyone. Faith Marshall, Janet & John Buhr, Debby & Don Overstreet opened their homes and provided food to around 60 members. The evening ended at the Community Building with various desserts provided by the Social Committee and volunteers.

A special thanks to Faith Marshal for organizing the event.

The Social Committee donated \$500 for the blinds.

A Potluck Social is scheduled on February 1, 2020 at 5:30pm with supper at 6. Music will be provided by Mike & Marty.

Tech Support – Jon Testut, TA

- Purchased Admin Computer with QB upgrade...to move to assist. position
- Assist. computer to President's office

Old Business (Status Update):

- Black's proposal for Tennis Courts – Jon Testut – Kirk asked if we have hired an engineer to test the soil down by Rec Center. We can't go anywhere until we do that. Jon has been in touch with Adam to let him know we are still interested. We cannot do anything until we get the lot surveyed and tested, then we can make a better decision. We will do 2 things concurrently, start to draft a proposal up for the attorney to look at and get someone down to look at both locations to see what the possibilities are for building. It was decided Hugh, Wayne and Kirk will

head this up. Wayne/Hugh will start drafting a proposal and Kirk will get someone down to check out the 2 sites. Hopefully by the March Annual Meeting, we will have something to discuss and present to the Villagers. Kirk said he has an engineer that could draw up the plans for the tennis courts that the concrete people wanted for free.

- Community Building Deck Bill – Jon Testut – there was a concern that we ran over by 13%. We went from \$8,850 to \$9,946. The board was not happy about the cost and were not notified of the overage during the construction. There was a lot of material left over that he needs to return for credit. Benton County has not been out to approve it. Jon will talk to Patterson on Wednesday and get back with the board via email
- Ratify Lot Line Easement from December 2019 Board Meeting for PMR U11 526-527. Due to layout, the Lot Line Easement need to be PMR U11 525-526.

A motion was made to approve change to lot easement to PMR U11 525-526.

M/S/C Kirk Scheunemann/Wayne Gunnels/Unanimous

- Beautification Project (Entrance & Comm Bldg Signs) – Jon Testut – The signs are semi-done. Jon passed out pictures of the entrance sign with an explanation. The builder wants to let them cure for a while to make sure there are no problems.
- New Brush Pile Update – Jon Testut – Ryan Walker reported that we basically opened a place on China Holler down Arabian for limbs and leaves to be dumped. It was decided to open new brush pile as of April 1st. It will be announced at March Annual Meeting. We need to get 911 address so we can give directions. We need to start to include in Newsletters, Eblasts, Website, Facebook, Signs, etc. We need to make sure the Village knows well in advance. Suggested getting a 1 time burn to help clean up the current brush pile. Jon will check into this.

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 – 21143 Black Oak – John Niernberger
John Niernberger, ACC Chairman – The ACC is requesting a lot line easement from the board for David Ortman, MOU S4 2-3. Mr. Ortman would like to build a garage to replace the existing garage that is unusable due to driveway too steep it is hard to get to. He would like to build a concrete or steel pillars where the existing driveway is now with living quarter above. He would then utilize the old garage as storage. He plans on building in the fall but would like to get the lot easement in place before architect draws up plans to bring to ACC. The ACC requested he do a new survey, which he did. The concrete driveway encroaches on the neighbor's lot by 2" but this was done years ago. He has already got a release from Water & Sewer. He asks to build 12" from lot line but covenants states 10'. The ACC asks the board to give a 5' lot easement for lot 2.

A motion was made to give an east side easement on of 5' on lot 2 to Mr. Ortman.

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

Adjournment – Next Board Meeting – February 10, 2020 @ 6pm

A motion was made to adjourn

M/S/C Wayne Gunnels/Russ Lamer/Unanimous

Adjournment at 7:30pm

The next Board Meeting will be February 10, 2020 @ 6pm

Jon Testut, President

Russ Lamer

Wayne Gunnels, Secretary/Treasurer

Mary Gray

Hugh Fenner

Kirk Schuenemann

Carrie Webb, Vice-President (absent)