

**LOST BRIDGE VILLAGE COMMUNITY ASSOCIATION, INC.**  
**12477 Lodge Drive, Garfield, AR 72732**  
**Board of Trustees Regular Meeting**  
**April 14, 2014 6:00 P.M.**

**Trustees Present:** Debby Maule                      Steve Bray  
David Hudiburgh                      David Myers  
Pete Sams                      Jon Testut

**Trustees Absent:** None

**Visitor(s) in attendance:** Randy Haley, Grady & Paula Allen, Ellen Rinard, Patti French

The Meeting was called to order by President Debby Maule at 6:07 PM.

**The Minutes of March 8, 2014 were approved as written.**

M/S/C                      David Hudiburgh                      David Myers                      Unanimous

**FINANCIALS:**

David Myers gave his report, during which he asked the Board to consider transferring some of the Capital Improvement Reserves fund from our savings account into a Certificate of Deposit. After some discussion it was determined that the Board would like rate quotes from additional financial institutions before making a decision. David Myers and Debby Maule will obtain information and present it at the May Board meeting

Motion was made to approve the Treasurer's report:

M/S/C                      Steve Bray                      David Hudiburgh                      Unanimous

The March Bills over \$200 were presented and approved.

M/S/C                      Steve Bray                      Pete Sams                      Unanimous

**OFFICER REPORTS:**

**President, Debby Maule**

Debby reviewed for the 2 new board members LBV's Purchase Order Request process and the new Work Order process.

**Vice President, David Myers**

Nothing to report.

**OLD BUSINESS:**

- New Maintenance Building: David Hudiburgh gave an update report on the bidding process; bids are still coming in.

## **OTHER BUSINESS:**

None.

## **TA Reports:**

### **ACC, Jon Testut, TA**

Jon reported on changes to the Building Standards the ACC is recommending, in regards to the requirement of hard surface driveways throughout the Village. Motion was made to accept the recommended changes:

M/S/C                      David Myers                                      David Hudiburgh                                      Unanimous

There was some discussion about the ACC's recommendation to begin charging a \$50 administrative fee to each homeowner seeking approval for new construction. Motion was made to table this discussion until a later date to allow for further discussion, including discussion with the ACC.

M/S/C                      David Myers                                      Pete Sams                                      Carried                                      Abstentions: Steve Bray, Jon Testut

An additional motion was made to post the ACC Building Standards and Practices on the LBVCA website once they've been updated:

M/S/C                      David Myers                                      David Hudiburgh                                      Unanimous

In answer to the ACC's concern about an LBV Board of Trustee being present on the ACC, David Myers pointed out that per the LBV Bylaws Board Members are to participate in the various LBV committees, can act as an adviser, but they may not vote.

### **Airstrip, Steve Bray, TAs**

Steve reported that he will now be the acting airport manager, replacing Ken Bell.

### **Community Building, David Myers & David Hudiburgh, TAs**

David reported that all windows and sliding doors in the community building are old and inefficient. He will get bids for replacing them with thermal-paned windows and present his finding at the May Board meeting. He also reported that soffit vents on the back side of the building still need to be installed, and the attic space could use more insulation.

### **Covenant Review, David Hudiburgh, TA**

David presented a draft letter to be sent to all full-time Village (170) residents regarding the 2014 Covenants Enforcement Plan, and a draft letter to be sent to Posy Mountain Ranch residents (22) regarding a planned Posy Mountain Covenants Committee. Randy Haley, Posy Mountain Ranch resident attending this meeting, expressed interest in being on the Posy Mountain Covenant Review Committee (and being considered for a Board position). David will postpone sending out these letters until the Board has had a chance to talk with Mr. Haley and/or until a Posy Mountain resident joins the Board.

There was then some discussion regarding the use of "directional signs" by realtors. The Board concluded that directional signs are not allowed anywhere in the Village unless it is for a short duration (for an open house, or a birthday party, etc.) and that directional signs used for those occasions must be removed by the owner immediately afterwards.

### **Legal & Insurance, David Hudiburgh, TA**

David reported that the LBV Officers and Directors Insurance is coming up for renewal in June. He will solicit bids from multiple providers.

### **Library, Jon Testut, TA**

Jon reported that the motion sensor light in the Library is still an issue for many users of the Library. He will work with Tim Marr (resident electrician) to find a better solution.

**Parks & Recreation, Steve Bray, TA**

Steve pointed out that the Parks & Rec Spring Prep & Clean-Up is on April 26<sup>th</sup>, the same date as the LBV Clean-Up and Benton County's spring clean-up. As Village volunteers may be in short supply, he will submit a work order to Grady Allen for Lake Bum's help in cleaning up leaves, etc., around the Rec Center.

There was some discussion about adding a separate key code lockbox on the swimming pool door, to allow Villagers to use the pool during off hours. Steve will do more research on this subject, including talking with Charlie Norris, Pool Manager, and investigating liability issues.

**Political, all Trustees.**

David Myers reported that the 2024 Vision Committee would like to present their findings to the Board later this month. David Myers will get in touch with Larry DeBrot to set a date and time.

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

Regarding the Burn Pile, Grady Allen, at Jon's invitation, reported that Lake Bum Services will recommence with small burns on Saturday, April 19<sup>th</sup> (which appears to be the best day this week based on weather and appropriate wind conditions), burning only 25% of the material at the pile (mostly leaves) at this time.

Debby Maule then recognized Patti French, representing the "Late Bloomers Garden Club". Patti asked the Board to consider having LBVCA take over from the Garden Club the Highway 127 Adopt-A-Highway program to maintain 127 between the Village and Garfield. The program is volunteer-based with volunteer teams picking up trash and debris along designated sections of Highway 127, just 3 to 4 times a year. Patti would remain the liaison with the AR Highway Department and act as volunteer organizer for the Village. The AR Highway Department would replace the 2 signs referencing the Garden Club on 127 (near the Garfield railroad tracks and near the Dogwood entrance to the Village) with signs referencing Lost Bridge Village Community Association. Based on the information Patti provided, motion was made for LBV to take the program over for at least one year (the contract minimum):

M/S/C

David Myers

David Hudiburgh

Unanimous

**Security Patrol, David Myers, TA**

David reported that due to health issues Bob Schalk has resigned as a Security Patrol Captain.

**Social, Debby Maule, TA**

Debby reported on the upcoming socials: the June social will be on June 14<sup>th</sup> instead of the usual first Saturday of the month, to avoid conflicting with the popular Music Night at the NEBCO Firehouse; the July 4<sup>th</sup> event this year will bring back the sale of hamburgers and hotdogs; and, for the September Fly-In event Debby presented several ideas to bring in additional revenue for the Village.

**Tech Support, David Myers, Jon Testut and Steve Bray, TAs**

David Myers reported that the Access and QuickBook databases need to be synced to ensure information is correct in both databases. He will contact the LBV resident who originally set up the Access database to see if he would be willing to assist us with this project.

**NEW BUSINESS**

- Dogwood Switchback Stone Wall Repair: Debby Maule reported that she obtained a bid from a non-village vendor for \$600. Jon Testut offered to contact resident Chuck Riggle, very adept at stonework, to see if he'd be willing to volunteer to repair the wall. He will report back to Debby.
- Airport Manager position: (See Airstrip TA report, above.)
- Approval Request to re-survey CAC S1, lot 62 and CAC S1 lot 63 for access purposes only: After some discussion it was the Board's feeling that the best approach would be for the 2 owners to do an easement to each other. Debby Maule will call the owner of CAC S1 63.
- 2 Offers on 3 lots (DWD S1 157; WMT S2 125& 126): David Myers reported that he contacted the party who made the offer on the two WMT lots to say their initial offer was too low. Regarding the DWD property, the Board has accepted that party's offer. (Pete Sams abstained from voting.)

**Motion to adjourn meeting, 10:19 PM.**

M/S/C                 Steve Bray                 Pete Sams                 Unanimous

The next Board Meeting will be May 12, 2014.

Respectfully submitted by Marty Sauers, Office Administrator.

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Debby Maule

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David Hudiburgh

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David Myers

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Steve Bray

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Pete Sams

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Jon Testut