

LOST BRIDGE VILLAGE COMMUNITY ASSOCIATION, INC.
12477 Lodge Drive, Garfield, AR 72732
SPECIAL GENERAL MEETING OF THE MEMBERSHIP
August 17, 2014 3:00 P.M.

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

Trustees Absent: None

Villagers in attendance: (See attached sign-in list)

Debby Maule called the meeting to order at 3:02 p.m. with a welcome and introduced herself and the rest of the board.

Phil Williamson presented the findings report of the 2024 Vision Committee, which had been prepared by Larry DeBrot (and was included, unaltered, in the slide presentation). It was explained that people from various parts of the community had been interviewed. 48 inputs were rated by the committee's ranking of importance. (See Steve Bray's slideshow presentation for details on this and see the following.)

Steve Bray spoke about the justification for the assessment increase. (Cost of living increases, gasoline, lack of county resources, aging infrastructure). He also spoke about possible new amenities and improvements to the Village. Additionally, he addressed potential changes to covenants.

After Steve's slideshow presentation, the meeting was opened to Questions and Answers:

Bill Krysan asked about Posy Mountain SAUs (Single Assessment Units) and what rate would apply for an SAU with a house on it. Steve responded that it would be at the higher rate of \$195. Question: Arabian Road maintenance is non-existent. How to get it maintained? Answer: work with Benton County, as possible; there might be some potential for acquisition of a retired county grader if county is non-responsive. Debby recommends Villagers call the County directly or use the request form on their website; the County may be more responsive to individuals than to an LBVCA representative, and perhaps multiple neighbors' complaints joining yours could get results.

Debra Cline: Question was asked when assessment will take effect. Answer: Nothing will occur until votes are compiled and results are in place.

Melvin Schoonover: Asked if Posy Mountain could have a separate fee schedule. Answer: No

Larry Linn: Why can't voting occur on each covenant change separately instead of all or nothing? Answer: Many of the proposed changes are linked and wouldn't be easily disconnected. He also asked if a budget projection had taken place and where voters might see this. Answer: Yes, a budget projection was done, and will be posted on the LBVCA website.

Dianne Kotouc: Loves the swimming pool and would like to see the pool hours extended. Debby explained that the plan is to add an additional keypad to allow for extended hours.

Ken Buccheit: Kudos to Trustee Randy Haley for his Posy Mountain work and for bringing new attention to Posy Mountain.

Ron Kaiser: Projected revenue increase in dollars, and concern about undeveloped land being only 35% discount. Dianne Kotouc commented she was fine with it and she thinks it's worth it. Ron Kaiser wondered about line-item basis on covenants vs all or nothing.

Corey Mays: Disagrees with ranking of top 6 items, and disagrees with the fact that LBVCA spends money cleaning grass clippings out of the road when his home on Arabian never gets mowed. Debby explained it's also the non-visible things that cost, like insurance, utilities, office staff, etc., things which benefit everyone. Grady explained that Arabian can't be graded by village equipment because it's the County's responsibility. Pete Sams on Arabian: it's on our agenda to maintain county roads because, even though it's not our responsibility, it's our problem.

Corey Oliver, a homeowner on Clover out in Posy Mountain, does his own road mowing for several lots; he doesn't understand why he should vote for the amenity increase. Debby's response: Still have to keep amenities going.

John Wilson: asked about additional sources of revenue, such as hotel tax, landing fees, new construction fees, etc. Debby explained difficulty of this.

Faith Marshall: Could Arabian Drive get special attention? Glenn Dettman: In 2006 we rented grader for \$1800/week. Dianne Kotouc said she'd print out forms so people can mail to Benton County.

County Judge Clinard is the boss of the Benton County road department. The answer from him is always "there's not enough money".

Tricia Necessary: Thanks to the Board. Struggle is nothing new. This proposed increase is the only way to get back to what we need to do in and for the Village.

Debby: This increase is necessary to maintain property values, return on investment, etc.

The Special General Meeting was adjourned at 4:46 PM.

Respectfully submitted by Ellen Rinard, Treasurer.

Debby Maule, President

Steve Bray, Secretary

Ellen Rinard, Treasurer

David Hudiburgh

Pete Sams

Jon Testut, Vice President

Randy Haley