

LOST BRIDGE VILLAGE COMMUNITY ASSOCIATION, INC.
12477 Lodge Drive, Garfield, AR 72732
Board of Trustees Regular Meeting
September 14, 2015 6:00 P.M.

Trustees Present: Jon Testut Steve Bray
Ellen Rinard Randy Haley
Melvin Schoonover John Wilson
Ken Buchheit

Trustees Absent: (None)

Visitor(s) in attendance: Ann Schaffner, Brian Bostian

The Regular Board Meeting was called to order by President Jon Testut at 6:03 p.m.

Approval of Agenda as presented: Steve added agenda item to request approval of software

M/S/C John Wilson, Randy Haley Unanimous

The Minutes of August 10, 2015 were approved as written.

M/S/C John Wilson, Steve Bray Unanimous

Member Comments: None

FINANCIALS - Ellen Rinard, Treasurer: Ellen gave her report.

Motion was made to approve the August Treasurer's report:

M/S/C John Wilson, Randy Haley Unanimous

OFFICER REPORTS:

President, Jon Testut – Ballots on assessment are returning at faster rate than last year. Vote “yes” signs were donated.

Burn pile research still ongoing. Would really like to get it open again ASAP. Village may ask to be grandfathered in, since platted as burn pile approx. 1967. Don't know if lawyer will need to be involved.

Vice President, Steve Bray – Nothing to report

TA Reports:

ACC, Jon Testut, TA – Jon reported on the ACC's most recent meeting: Gary Hearron tendering resignation at end of year. Black Oak Drive Crawford home has no garage or carport, does not respond to attempts to contact. He is within 5 months of running out of time to build; there are materials in road with no activity noted. Trailer remodel has shown no progress (covenant violation). 3 recent homeowners have managed to get occupancy certificates from Benton Co., without ACC approval. Jon checking into whether proper paperwork is in place for finishing a job; starting a job seems to be well-covered by Benton Co. One option may be that LBV may have to take over final inspections again. There is a checklist which is signed by ACC, homeowner, and builder. Benton County is not waiting on any feedback from LBV to issue CO. John states we need to do final checklist approval before person gets CO from county. Steve questioned

whether builder/owner is obliged to follow plans on file. Sometimes cheaper to forfeit building deposit than comply – John W suggests we follow normal procedure to eventually put lien against homes. Homeowner on Pine is threatening because of LBV not allowing metal carports, citing grandfathering of a metal structure built before 2009 when the ACC started enforcing rules against metal carports.

Lost Bridge Church has approached LBV about any concerns we might have if they expand and add to church or build new building. No concern from LBV as church is outside village.

Airstrip, Steve Bray & Melvin Schoonover, TAs – Steve stated entire runway has been crack-filled at no cost to village by pilots.

Community Building, Melvin Schoonover, TAs – Plans to paint Comm Building; hopes to get input on colors and plan to have done by Thanksgiving. Arranged trash pickup for times of his absences and for next year. Volunteers being lined up to help paint.

Covenant Review, Randy Haley, TA – Nothing too report.

Legal & Insurance, John Wilson, TA – Nothing too report.

Library, Ellen Rinard, TA – Rearrangement of books and DVDs done.

Parks & Recreation, Steve Bray, TA – Acid wash sample done, looks good – Steve wants to acid wash entire pool before opening in the spring. Suggest having it professionally done, estimated cost is \$1000. Perhaps rehab as needed could be done at same time.

Political, All Trustees -- Jon may look into Quorum Court and possible attendance.

Property & Marketing, Ken Buchheit, TA – As reported in TA report.

Roads and Maintenance, Randy Haley & Jon Testut, TA – Nothing in Posy at this time. Benton County supposedly has fall plan for working on roads in our area. Jon has concerns.

Security Patrol, Ellen Rinard, TA – Theft of 5 gallons of gas syphoned from an airplane during Fly In weekend.

Social, Ellen Rinard, TA – Profitable event with \$1157 donations, and \$200 in drone ticket sales. Expenses were \$825. Other events in the area may have taken away some attendees.

Tech Support, Jon Testut and Steve Bray, TAs – New database up and running well. There have been 18K hits on website this year.

Water & Sewer Liaison, Melvin Schoonover, TA – Water and sewer still planning smoke test and repairs. Things are functioning well.

Old Business (Status Update):

- 2015 Fly In recap and summary -- As reported on Social TA report
- LBV Fall Clean-Up (October) -- David Myers is running – donations will be taken. Lunch will be served to volunteers. Dates October 2,3,4
- Rules for Use of Community Building Hall – Melvin Schoonover -- Document stating new rules for use; main change is no fees for using village hall by LBVCA property owners in good standing.

M/S/C: Melvin motioned to accept, John Wilson seconded – passed as written

- Lot Sales and Lot Sales Procedures – Ken Buchheit -- Nothing to add
- Perpetual non-exclusive easement agreement for Shaffners (CCA B1 41 & MOU S3 73) – Jon Testut -- Benton County remapping to add back in strips (gap) which were not on GIS maps. Lawyer is creating document and then easement will be granted to Shaffners.
- Community Building Rain Garden – Melvin Schoonover -- Contacted grant admin, survey showed water/electric/telephone line so cannot be in area planned below the comm building. May be pursued next year.
- New Access property management database – Marty comments -- Marty absent.
- Lot size waiver for Ronnie Schauf (FHS B1 147) – Jon Testut -- Survey completed, and neighbors protested but seem satisfied now.

M/S/C: John Wilson moved to confirm ACC variance, second by Ken – unanimous

Tabled Items from Previous Meeting

- Procedure for Enforcement of Covenants and refurbishing targeted properties – John Wilson & Randy Haley: John Wilson wrote a covenant enforcement procedure and is soliciting input. Some discussion of various technicalities (certified mail, timing of extensions, whether to post violators on website, when to file liens, at which point attorney involvement occurs, etc). John will clean up document and present at next working session.

New Business:

- Delinquent Accounts/Foreclosures
No action
- Esplanade at Lodge entrance to Village – Jon -- Motion to approve expenditure for survey and authorize \$800 to be used from contingency fund and total not to exceed total of \$900 for paying Macks their \$1 also for conveyance of property to LBVCA.

M/S/C: John Wilson moved, Ken Buchheit seconded. - Unanimous

- Welcome Wagon – Jon Testut -- Document created to send new members; a big thanks to Marty for creating.
- Seasonal Membership – Jon Testut: Would maybe require added insurance, other concerns if we open up to the public. Renters already pay \$4 per day, or \$72 for pool season. Declined to act.
- PMR issue: People have moved into 12x24 building, with no plumbing, no sewer, no water, no electricity, trash everywhere, on Aster Drive, PMR. Health department will be contacted. Unknown if people own yet, or are squatting or buying.

- Software for Office PC: QOBVC software needed for generating invoices for tiered billings (SAU's, when sold, property owned which fits into different categories, etc.) Motion made up to \$800 QOBVC (2 seats) and QB 2015 Pro (2 seats).

M/S/C: Motion by Steve Bray and second by John Wilson. Passed unanimously.

Recognition of Visitors & Visitor Comments (5 minutes allotted): None

Motion to adjourn meeting: 8:25PM.

M/S/C John Wilson/Ken Buchheit Unanimous

The next Board Meeting will be October 12, 2015.

Respectfully submitted by Ellen Rinard, Secretary.

Jon Testut, President

Steve Bray, Vice President

Ellen Rinard, Secretary/Treasurer

Randy Haley

Melvin Schoonover

John Wilson

Ken Buchheit