

LOST BRIDGE VILLAGE COMMUNITY ASSOCIATION, INC.
12477 Lodge Drive, Garfield, AR 72732
Board of Trustees Regular Meeting
June 8, 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: Bill Magnuson, Ken Bell, David Myers

The Regular Board Meeting was called to order by President Jon Testut at 6:05p.m.

Approval of Agenda as presented:

M/S/C Ken Buchheit Steve Bray Unanimous

The Minutes of May 11, 2015 were approved as written.

M/S/C Steve Bray Randy Haley Unanimous

Member Comments: None

FINANCIALS - Ellen Rinard, Treasurer: Ellen reported we're in pretty good shape. Current total cash assets for month ending May were \$171,334.21, including the Capital Improvement Fund and the Contingency Fund. She reported LBV is currently well within budget, with some exceptions, which are offset by other items lower than budgeted so far. In preparation of turning accounts over to Collections, Ellen reported she spent some time researching county records for non-deliverable addresses; this task is now complete and ready to be turned over to the collection agency in the next week or two.

Jon asked if there would be a formal contract with Ozark Collections. Ellen highlighted her notes on last year's collections and reconciliation process, and her expectations for the process this year.

Ken Buchheit commented he had spoken to Melva who wouldn't mind meeting with the Board to clarify the process without needing a written contract. John Wilson suggested that for continuity we need written procedures for future reference.

Jon asked, regarding Ellen's item 7A of her process, where we will ask that all payments be sent directly to LBVCA for process, what happens if person mails payment to Melva instead. Ellen suggests we have Melva forward it directly to us. Part of the procedure would be to spell out how Melva should handle payments she receives. Ellen will update her procedures.

Steve suggested that the Board authorize Ellen and Marty to develop procedures and put them in place without another Board meeting. There was general consensus to this. Ellen concluded by saying she will call a meeting with Marty, John Wilson and Ellen to review collections procedures.

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

M/S/C John Wilson Steve Bray Unanimous

OFFICER REPORTS:

President, Jon Testut – Regarding rental properties, Jon stated he has developed a letter regarding multiple families staying in a rental property intended for a single family, however, enforcement of the single family rule is challenging. Parking and noise are also concerns, and letters have been sent out.

Jon reported the Fireworks contract has been signed, permits are in the process, and Pete Sams has submitted an application to the Arkansas state Fire Marshal. Pete has reserved a sound system and we're on track. The high lake level moves the shoot site further up on the shoreline which may not allow people to sit at picnic tables and sit on shore line. This could impact mortar size because of proximity to the Rec Center and neighbors' houses. If lake level goes down things may resolve themselves.

Jon is collaborating with a villager who desires forming a policy for water use during a power loss, to educate home owners about not depleting the water supply for fire-fighting purposes, and to not adversely impact water & sewer supply and lift stations. Ellen commented that she had received an email from this villager but has a question. If the power is out for some people it's not necessarily out for others. Ellen wonders if her power is out how would she know if it's out for others? Jon responded that he thinks the villager is looking at recommending a policy for only when people know their power is out, but this is in the beginning stages.

Melvin suggested the LBVCA Board schedule a meeting for Villagers to meet with the Water & Sewer folks in order to ask questions.

Vice President, Steve Bray – **Nothing to report.**

Special Agenda Items

- Board Meeting Rules -- Jon would like to add the submitted words to our agenda so rules are in place for how a Board meeting will be conducted. There have been meetings in the past where there have been some disruptions. The rules are:

The purpose of the Board Meeting is to conduct Village business. It is not a forum for general discussion and debate. To that end, the following will be observed during the meeting:

- *Property owners and visitors will be recognized only if logged in before the meeting begins.*
- *Once a member of the audience has been recognized another member may not interrupt.*
- *Cross discussion will not be allowed between audience members.*
- *The rights of the organization supersede the rights of the individual members.*
- *Dilatory tactics (delays, obstructions, interruptions, etc.) will not be allowed or recognized.*

Audience members who are disruptive will be asked to leave the meeting.

There was some discussion as to how best to notify villagers attending future Board meetings about the new rules. It was suggested that the rules be posted by or with the sign-up sheet at the meeting and also be posted along with the "Tentative Agenda" when it's posted each month before a meeting.

Motion was made to accept and post the Board Meeting Rules:

M/S/C Ellen Rinard Randy Haley Unanimous

- Board Minutes – Per Jon Testut, a work session of the Board is simply to allow greater discussion on a topic (without decision-making) in order to reduce the amount of detail in Board Meeting Minutes. Another way to speed things up would be to record each meeting and post the recorded meeting on the website. The hardcopy of the actual Minutes would be a summary only.

Motion was made to record each Board Meeting’s Minutes digitally and for Marty (the LBV Office) to prepare only a summary of the meeting:

MSC Ken Buchheit John Wilson Unanimous

TA Reports:

ACC, Jon Testut, TA – Jon reported on the ACC’s most recent meeting:

2 issues at that meeting:

1. Trailer project on Hickory that’s stalled and will be discussed later in this meeting.
2. 21281 Black Oak – board wanted to see footings and slab on garage before CO could be issued. Owner has responded that he is looking into it to see if he’s able to afford it. Jon expressed concern over that statement but recognizes that the owner hasn’t said he wouldn’t build the garage. No action for the Board at this time.

Steve Bray stated he was unclear as to the timeline of item 2 and asked, Will the ACC issue CO (Certificate of Occupancy) after evidence of footings and slab have been made? Jon responded: No, the footings and slab need to be in place before a CO for the house is issued.

Airstrip, Steve Bray & Melvin Schoonover, TAs – Steve reported there have been no additional requests for pilot parking at the airstrip. Regarding runway cracks and pilot donations, Steve stated that pilot donations are at \$1350 for the machine, propane and filler material. The machine has arrived and has been assembled. The Propane bottle and a couple of filler blocks have been purchased as well. There weren’t enough donations on hand to purchase the filler blocks at a quantity discount (10 or more) so only a couple filler blocks were purchased at this time, with hopes that additional last-minute donations will come in enabling a quantity discount. Steve will coordinate with the pilots to schedule a “crack party” to clean and pre-fill with sand before topping with the hot crack filler. The recent rain has made the weeds and grass go crazy, so keeping the cracks treated with herbicide will be important until they can be filled.

Community Building, Melvin Schoonover, TAs – Melvin reported that the Community Building has a new roof; the drop box out front has been installed; and the ceiling tile in the Hall has been replaced. There will be a CPR class next Tuesday, June 16th, from 7-8:30, for free, here at Village Hall, put on by NEBCO. The Defib units will be tested by NEBCO; although they are rechargeable they must be plugged in to be recharged. Cost for wall cases for the Defib units will be about \$318.40 for 2. Replacement of the ornamental tree has been put off until fall. Regarding replacement carpet for the Hall: after preliminary research Melvin states the cheapest carpet would be 50 cents per square foot and would total \$3000, but that was not budgeted in 2015, so he’ll look into having the carpet cleaned instead, possibly for free. Regarding the window in the Hall kitchen, the Plexiglas will be straightened and re-caulked. Jon asked what the cost difference would be to have glass put in. Melvin will check on the price for glass versus the cost to repair. Melvin extends thanks to Paula and her group for taking care of the Lodge/127 garden, and to the Adopt-A-Highway group for last Saturday’s Highway 127 cleanup.

Ellen Rinard asked if there are rules as to whether or not people can or cannot put up a “garage sale” sign in the village’s garden at the Lodge/Hwy 127 entrance. Jon explained that that property is actually owned by Jimmy Mack, not the Village, so allowing signs is up to him.

Covenant Review, Randy Haley, TA – Randy stated the Covenant Compliance Committee are looking again at the Hickory Drive property as a potential covenant violation. As for refurbishing some properties in default, Randy asked if we need to notify property owners if we're going to refurbish their property and charge them, or just go and do it. John Wilson briefly explained the covenant enforcement procedure as outlined by the new village attorney, Brian Campbell. After some discussion this topic was TABLED until the next Board work session.

Legal & Insurance, John Wilson, TA – John reported we are awaiting a 2nd bid on our D&O insurance. We're also waiting on receipt of the balance from our insurance company for the roof replacement at the Community Building. Melvin reported there were 6-7 bundles of leftover shingles from the Community Building which could be used at the Rec Center if the color will be the same down there.

There was some discussion on the topic of the Rec Center roof. The cost estimate may go up the longer we wait. John Wilson suggested we go ahead and put the new roof on instead of waiting to see if a new Rec Center is built within 2 years, so we can qualify to get the additional monies we can recover upon completion. However, if there's further damage to the roof and we haven't repaired it we can't collect again.

Library, Ellen Rinard, TA – Ellen reported that Marty recently deposited about \$39 in book/DVD sales, and that the new child's rocking chair is now in place in the Library.

Parks & Recreation, Steve Bray, TA – Regarding the Spring P&R Cleanup, Steve reported that the second weekend cleanup date also had low participation, but the essentials were accomplished. One item accomplished was the shampooing of the carpet, thanks to Ellen Rinard's help, which has reduced the odor in the Rec Center considerably. The pool opened on schedule, but without the pool heater. The heater was apparently a victim of a lightning strike during the major round of storms that played havoc with the roofs around the village. The heater has been replaced and is working, but since the weather has warmed considerably, it probably won't get too much more use. The heater expense has been submitted to insurance to hopefully be included on the pre-existing claim. John Wilson is working on this. Since the pool leaks have been fixed, very little water has been added to the pool, and Bill has noticed a considerable reduction in the amount of chemicals needed to keep the water in balance, but this may change as the air temperature rises. During the pre-opening inspection, the county inspector commented that the pool would probably not pass inspection for too much longer due to crumbling infrastructure, most notably the deck edges and tiling. Regarding the Summer Kick-Off event at the Rec Center, the turnout was greater than expected despite (or maybe because of) the wet weather. Temperatures were mild and fun was had by all. Congrats to the Social Committee.

Jon – was the replacement heater the same size or bigger? Steve: same size but gas inlets were offset from where other ones were so Ozark Mountain Propane had to come out and do some reconnecting of gas lines. The old one was from 2007, so the new one will hopefully be more efficient. Propane is full and should get us through the summer because we're no longer adding 2" of new water each day due to leaking, which has been repaired. Leak detection monies spent were very well worth it.

Political, All Trustees – Jon is looking to set up a meeting with Judge Clinard regarding Roads and Maintenance. Jon has collected info on LBV property owner tax burden.

John Wilson – We might develop a sign-up sheet to get on Benton County records every time they have a meeting so we'll show up on the agenda for the Quorum Court. This is where we would meet with our JP.

Ellen reported she has been in touch with Becca Martin, editor of the events desk of the newspaper, and will submit a write-up of the LBV July 3rd event with photo (if available) for submission to the paper 2 weeks before the event. If anyone has any photos please forward to Ellen. Jon suggest Ellen contact Debby Maule for photos. Jon suggests Ellen also contact the Pea Ridge Times.

Steve suggested that Ellen start advertising for the September Fly In. Jon asks that she forward these ads to Jon so he can post them on the website.

Property & Marketing, Ken Buchheit, TA – Ken B reported he’s working with Jon Testut on the design for a website for Lost Bridge Village properties, which will hopefully incorporate a mapping function. Regarding marketing LBV properties on Facebook, Ken B reported he has researched and created a personal Facebook page for learning purposes. He stated many realtors have gone heavily to Facebook for business. Denise Magnuson has volunteered to assist him with expanding LBV’s exposure via Facebook.

Ken B also reported he attended the COSL property auction on June 3rd. He chose to bid on none at this time. There were 100+ people there, 80+ bidders, but no bids were made on LBV property. Lots were selling for as little as \$200 each.

Ken B is hoping the Facebook page will give us some visibility. Bill Magnuson suggests if we can get links on our Facebook page that correspond to Eureka Springs for example, and if they will reciprocate, that would give us visibility since Eureka Springs is known across the country.

Jon – Debby Maule had plans for creating a new marketing brochure, maybe we can work that into the plan this year, if we can afford it. Ellen: would realtors be interested in co-opting on a new brochure? Ken B – let’s discuss this at a work session.

Roads and Maintenance, Randy Haley & Jon Testut, TA – Randy reported that:

- \$500 has been allotted for refurbishing old maintenance shed.

- Gravel is needed on Lily Lane in PMR, and Randy is requesting Board approval. One load is about \$305. We have \$3000 to spend in PMR for R&M. We’ll also need to buy diesel for the equipment. Need motion to allow the R&M department to spend the roads money. Ellen suggested that as long as R&M keep track of their budget it should be okay to go for it and not need to get approval for every amount over \$200. Visitor David Myers pointed out that the Bylaws will need to be changed to allow this. Ellen will review the Bylaws.

Motion was made that Randy has authority to spend money on gravel as long as it’s within budget:

M/S/C Steve Bray John Testut Unanimous

There was further discussion on this. Steve pointed out that we’re not voting to override the Bylaws; we’re just authorizing Randy to spend his budget.

Jon – Wishes to acknowledge Randy, Jason, Glenn Dettmann, and Harry Hosier for helping out with R&M. Mowing is being done on schedule. Repairs – 2 front tires on tractor, one worn one flat. Refurbished New Holland sickle bar mower and is doing a slam-bang job. Next project to refurbish the other sickle mower.

Jon has contacted 2 likely candidates on the maintenance position. Marty inserted an “ad” in the June Newsletter. Jon asks the Board if he can place an ad in the Pea Ridge paper. Jon will forward a copy of language for ad to all Board members.

Motion was made to allow Jon to place ad in the Pea Ridge Times newspaper:

M/S/C John Wilson Ken Buchheit Unanimous

Ken B asked what about using county crews for LBV roads and maintenance work. Jon explained that Harry Hosier brings out a convict crew to do wood chipping, but Jon doesn’t know what else those guys can do. Melvin stated they trim trees and clean culverts for the park, and pick up trash. Jon will ask Harry if the county convict crew can help us do other things.

John Wilson asked if we've received a response to Jon's letter that LBV declines to pay the \$15,000 invoice submitted to us. Jon responded no.

Ellen asked if we need to add workers to our comp policy for each one. Jon: no, they're covered under our workers comp policy.

Regarding potholes on Lake Ridge Place, Jon stated he has still not met with Trevor Massberger as it's been rescheduled many times. When he does finally meet with him they will go to roads needing work. A meeting is scheduled for Wed, 6/10 at 10:00am.

Ken B asked about the damaged culvert on Arabian. Jon responded that he won't be addressing PMR roads with Trevor at this meeting.

Security Patrol, Ellen Rinard, TA – Ellen reported there had been a couple incidents in the Village. Phil Williamson reported multiple gunshots fired in the early morning of May 30th, possibly from the Hickory/Cedar area or the Ridgeview area. The Sheriff's department was called, officers responded within 20 minutes, but no resolution was reached. Late last week there was a break-in of the garage and house at 11876 White Oak (Dennis Mitchell). No one was home at the time. The Sheriff's department was called. Mr. Mitchell will assess the damage and theft, if any.

There was also an unreported incident where a person was impeded from driving down the road by a large group of people. Jon: The unreported incident happened near a rental property with a large rental group.

Patrol personnel cannot walk around each house to ensure things are good. The Sheriff's department has confirmed that marked cars are making patrols. Phil Williamson's Security Patrol group will be meeting soon to review security procedures.

Social, Ellen Rinard, TA – Ellen reported that about 60 people attended the June Summer Kick-Off event at the Rec Center on May 30th. Planning is well underway for the July 3rd fireworks celebration. Ellen asked if the pool will be closed for the event. Steve: Yes, it will close at 5:00pm. Bill Magnuson will post a sign a week ahead that the pool will be closed on the 3rd at 5:00pm.

Ted Tidwell's band will provide music, Marie Norris and family will again be coordinating the Cake Walk, Jim Ebersole will be donating ice cream cups and a freezer to hold them, Debby Maule and Ellen will shop for food, Pete Sams has volunteered his big grill again and will furnish charcoal as well, and has done the first round of permits for the fireworks. Next step for the Social Callers will be asking for cakes and cupcakes. Linda Shade will take money for food and Cake Walk sales. The Social Committee is also looking for volunteers to cook (burgers, etc.), and for general setup and cleanup.

Katie at Whitney Mountain Lodge reported they had a great turnout (65 villagers attended) at the recent steak cookout on May 23rd. This is the Lodge's first attempt to include area residents in activities at the Lodge and they were pleased with the turnout.

Steve asked if Ellen will be sending out an email blast with details about time and costs for the event. Ellen will provide Marty with details for her to send the broadcast email. It will include that the pool will close at 5:00 pm that day.

Tech Support, Jon Testut and Steve Bray, TAs – Regarding remote access, Steve stated there is nothing to add this month. Regarding the new Access property database, Steve reported a couple of new features and bug fixes have been added. Marty has had little time to work with the new system so there is no ETA for conversion. The new database is on the laptop in the President's office rather than on Marty's PC. Any trustee wanting to take a look is welcome since working on that machine is independent of the live system

Marty uses. Steve will give a tour of the new ACCESS database, if requested. Steve hopes to begin soon to look at the QuickBooks side of things and how it could work better with the Access database.

Jon reported that there has been an operational failure of the keycode computer. The computer is not recognizing the lock but existing/current codes are working; we just can't add the last 6 or 7 people who have asked. Jon is working on the problem.

Website Stats: www.lbvca.com has had 10,000 hits so far this year, 500 this month, 2200 last month. 75% of searches are from Google and Yahoo. Jon has seen inquiries from around the world. Yesterday he launched www.lostbridgevillage.properties, but it's (under construction and is) not visible yet.

Regarding using an alternate internet service provider, Jon reported he has not yet made the follow-up call so nothing is in place yet. He'll have an answer next month if not sooner. Steve commented that for the new properties website it might be good to look at the new Access database for elements that could link directly into the new website. Jon: would that include the county GIS photos/info? Steve: No. It links to the ARCountyData.com. This link could be exported.

Water & Sewer Liaison, Melvin Schoonover, TA – Melvin reported that the raising and lowering of manholes is a slow process. LBV Water & Sewer are making road cuts and will replace with concrete. They received “blanket approval” to do the work so they won't have to get approval individually. They've done 5 or 6 cuts, including one at Cedar, Pine and Black Oak for raising/lowering manholes. The monthly service fee for water and sewer at the maintenance building is higher than originally budgeted because service is now no longer just the yard meter, it is now tied in like a residential meter. We're not using that much water, but the standard is \$58/month whether using it or not. Melvin is looking into trade-out with W&S – maybe we mow their grass for reduced water/sewer bills.

Steve asked: what is the status of water pressure at Maintenance Building? Melvin: W&S were going to put in new fire hydrant. Jon: water pressure is the same so W&S haven't done yet what they said they would do.

OLD BUSINESS:

- NEBCO Fire Dues: Jon has not yet received a response to his letter of 5/19/15. We won't pay the fire dues bill until we get documentation to support the invoice.
- CPR & Defib classes – see above.

Tabled Items from Previous Meeting

- Assessment Increase – Suggested copy for letter to send out re campaign for assessment increase. Steve stated he'd like to reiterate comments he made at the work session: He doesn't feel it is a good idea to go for a lower amount than what we need long-term. Discussion in the work session was this amount would be used primarily for roads and maintenance, and once that was in place for a couple years we'd go back to the membership for another increase to address the Rec Center replacement. Steve feels this is not a good idea because the lower revenue is not enough to allow us to do everything we want to do in the event a follow-up increase in 2 years doesn't pass. Any assessment increase we propose now should be for what we need. This Board won't be in place at that time anyway.

Ellen asked: are her suggestions incorporated? Jon: 16 years, yes, but don't put so much detail in the letter, and yes, he removed the freebies. But many “free administrative services” are still in there. Ellen suggested to not call it “maintenance assessment”, but Jon points out that's what goes on the invoice. John Wilson would be in favor of a simplified letter. Ken B stated he likes Jon's “House for Sale” comment at the very beginning of the letter; it caught Ken's attention.

Randy stated that reference to “Roads and Maintenance” does not mean exclusively “road maintenance”. Randy feels the 80% would go back into the where it's allocated. Randy doesn't

want to take 80% of the money being spent elsewhere; it should be spent in people's own neighborhoods. To build a new Rec Center we ballparked \$600,000, which was lower than the original ballpark of \$800,000. The \$46,000 (annual increase) would cover that. Steve: But we don't know what the remaining life expectancy is for Rec Center. We'll need a down payment so we'll need a build-up for a down payment, and who knows what costs will be down the road.

John Wilson – We need to vote on the \$112 and \$160 numbers or Steve needs to make motion for other numbers.

Jon – Is the draft letter okay? John Wilson – simple is better: “Tell me what you want.”

Randy does not want the letter to show that the increase is going to be spent only on roads in PMR. 80% of the increase would be spent on roads and maintenance but not just in PMR.

John Wilson – LBVCA is negligent in maintaining PMR.

(The discussion continued and was mixed between making a motion and the assessment increase letter.)

Ellen – The letter should not be so detailed.

Marty, speaking as a villager, commented that if the language of the motion states 80% of the increase will be spent on roads and maintenance people may misinterpret it as being double taxation since we all pay taxes to Benton County for road maintenance.

Visitor David Myers: People will spend the money for roads.

Ellen: Why open up the can of worms in the letter?

Ken B: The LBVCA Collections agent has told him that delinquent people have said they won't pay until their road is fixed.

Steve proposed the Board put together a straw budget now for next year's budget because the new board will do it for 2017. The straw budget could be part of the campaign.

Bill Magnuson suggests that the language we should use (in the letter) is that we need an increase to take care of the village infrastructure. Show cracks at the pool and the rec center falling down. Give them the detail as to exactly what needs to be repaired and why.

Ken B likes Randy's proposal for 80% going back to each area and Steve's proposal about a straw budget, and agrees we do need to tell where we're going to spend the money.

Jon stated he'd sent out a preliminary budget for developing a straw budget. Has anyone looked at it? There was no response.

Visitor David Myers suggested we send the letter out first and follow up with straw budget later.

Motion was made to accept (the assessment increase) dollar values as stated in the draft letter (\$112 and \$160):

M/S/C Melvin Schoonover John Wilson Roll Call vote: John Wilson: Yes; Ellen Rinard: Yes; Steve Bray: No; Randy Haley: Yes; Ken Buchheit: Yes; Melvin Schoonover: Yes.

Steve stated his no vote is based on the insufficient dollar amount increase as a long-term solution, but as a village member/property owner he will vote for it as opposed to not having anything proposed.

John Wilson suggested a rewrite of Jon's (assessment increase) letter: Delete paragraphs 1 and 2, and start the letter with, "It has been 6 years..."

Visitor Ken Bell suggested (the Board) should check 2003 for an assessment increase attempt. Jon stated (his research shows) 2008 and 2010 also had attempts, and then 2014. We'll verify it before we send the letter.

Jon stated we don't need a motion on the letter. John Wilson can redraft and email the letter to Jon who can disseminate it to all board for approval.

Steve suggests we include language (in the letter that folks should) monitor (the lbvca.com) website for additional details as they become available.

- Top 5 Covenant Violators (previously tabled until new attorney in place): TABLED for work session and subsequent Board meeting in July

NEW BUSINESS:

- Adopt Security BankCard Center, Inc. Resolutions for VISA card: Jon stated that this form was required by our VISA card provider to allow us to view our account online. Steve read the resolutions into the Minutes. (See attached document.)

Motion was made to adopt the resolutions as stated on the form:

M/S/C	Steve Bray	Randy Haley	Unanimous
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- 2015 LBV Fall Clean-Up – David Myers: David stated the fall clean-up is one social gathering that affects the whole village. He has a list of volunteers already in place. The county will be closing down their fall and spring cleanups and will instead have specific sites for drop offs. We would need to collect money on tires and hazardous waste, in addition to requests for donations for this service. Wendy (Cravens at Benton County Solid Waste District) will provide an electronic trailer and a cardboard bin, and hazardous waste trailer.

Jon asked if David had looked at any other dumpster providers, like Deffenbaugh. David responded that he used them in the past and found them difficult to work with.

Ellen: There is no budget for it this year.

Randy: What is expectation of donation level? David: unknown, but if Gary Hearnon will sit at the gate to collect donations we'll do fairly well.

Ken Bell: This activity is something the community really likes.

David proposes having the swap meet as well because it's a community event. Steve: But doesn't the swap meet just transfer stuff from one person's yard to another? David: yes and no.

John W: can non-villagers bring junk? David: Yes, but they will be strongly encouraged to donate.

Ellen: This is a worthwhile project.

David: Supplies needed will be a coffee maker, coffee, cups, money box, receipt book, and cash.

Motion was made to allocate \$920 for fall clean up as outlined by David Myers:

M/S/C Ken Buchheit Ellen Rinard Unanimous

David Myers: One further comment -- this is a good working board.

Jon: Thanks to David for stepping up for this event.

Jon: Our street sweeping broom, that needed repair, has disappeared.

Bill Magnuson: When he first came to this area 2 years ago they were excited about the clean-up. It would be good to announce a clean-up at the same time (as the assessment increase letter) since it supports the community.

Ellen stated she has looked at the Bylaws (online, during the meeting). They were modified in 2014. There is nothing in there about needing approval before \$200 can be spent. (See Roads & Maintenance TA report, above.)

Recognition of Visitors & Visitor Comments (5 minutes allotted): No comments.

Motion to adjourn meeting: 9:12 PM.

M/S/C John Wilson Ken Buchheit Unanimous

The next Board Meeting will be July 13, 2015.

Respectfully submitted by Marty Sauer, Office Administrator.

Jon Testut, President

Steve Bray, Vice President

Ellen Rinard, Secretary/Treasurer

Randy Haley

Melvin Schoonover

John Wilson

Ken Buchheit