

LOST BRIDGE VILLAGE COMMUNITY ASSOCIATION, INC.
12477 Lodge Drive, Garfield, AR 72732
Board of Trustees Regular Meeting
July 13, 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: Melvin and Carolyn Hain, Dan and Cristy Wimer

The Regular Board Meeting was called to order by President Jon Testut at 6:15p.m.

Approved as written - yes

M/S/C Ken/John Unanimous

The Minutes of June 8, 2015 were approved as written.

M/S/C Steve/Randy Unanimous

Member Comments: None

FINANCIALS - Ellen Rinard, Treasurer: Ellen reported

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

M/S/C Ken/Steve Unanimous

OFFICER REPORTS:

President, Jon Testut – Special thanks to Pete Sams
Jon sending letters to rental agencies with guidelines
Continued blockage of streets, etc with summer visitors

Vice President, Steve Bray – NA

TA Reports:

ACC, Jon Testut, TA – Jon reported on the ACC's most recent meeting:
11601 Gainer, has debris and deck which does not meet standards; garage was done incorrectly. In correspondence with Benton Co.
Cancelled permit from Tim Marr, requested since he can't sell his house
Certified letter to owner on Hickory – told to clean up or we'd do for them. Owner's daughter asked for more time, and was given leeway to complete remodeling and it will be sold. John W made comment this needs to be more official – not just verbally, once certified letter goes out

Mr Sparks on White Oak, purchased metal carport then asked for ACC approval. There is no specific rule against this but Jon told him the carport was supposed to look like the house. Had told Jon he'd be here for this meeting, but did not show.

Airstrip – Steve Bray

Pilot parking – no add'l requests. Runway cracks donation fund up to \$1600, which is sufficient for filling cracks. Rain has delayed. Crack filling requires dry cracks, and sand must be inserted in the crack so it drops to the bottom and gives good base. Weed treatment and heat has helped with weed problem.

Fireworks cleanup at runway after 4th – too close to plane, debris, some people who created the mess helped clean up after confronted. Signs should be placed prohibiting fireworks on runway. John W had the differing view that we'd just drive the fireworks perpetrators to streets.

Jon had the question whether any chemical interaction between crack sealer and weed killer.

Fly-in – chaotic last year – people sometimes too close to planes when taking off and landing. Would like to invest in orange vests or t-shirts and get volunteers to help keep people off runway. Pilots don't have a lot of recovery time – event has gotten bigger and we need to have more control. John W doesn't want to send wrong message of buying or donating safety apparel, because it sends wrong message in tight economy. Jon said he'll take care of the shirts.

Community Building, Melvin Schoonover, TAs –

Ongoing projects – carpet cleaned, landscaping planned, replacement of guttering over office entry. Roofer has not called Melvin back about replacing gutter yet, other names promised by Jon

Covenant Review, Randy Haley, TA –

John and he working with offenders. House on 11681 Hickory (Mr Weber want to buy and asked about what violations it has). He knows current owners (the Dudleys) and wants to bring it up to compliance.

Legal & Insurance, John Wilson, TA –

Final Hail and lightning claim = total check from insurance \$18729.19 including deductible
D&O Insurance issued with rate renewed at last year's rate
Suggested introduction of map to map/colored pin tracking of legal matters

Library, Ellen Rinard, TA –

Nothing to report; librarian still evaluating optimal use of space, nothing determined on added shelving units yet.

Parks & Recreation, Steve Bray, TA –

Pool in good condition
Some pushback with parents over kids not being allowed in diapers; Bill has added a small kiddie pool for them.
Bill Magnuson requested time off in August. Willing to forego his pay and will train someone.
Rules doc from 2012 needed updated, which Steve has done. (ex: keycodes) Long term Renters who pay \$72/year get keycodes for use of rec center/pool. Or \$4 /day for short-term renters

M/S/C John Wilson/Ellen

Political, All Trustees – nothing

Property & Marketing, Ken Buchheit, TA –

Facebook up and running; spoke about potential of promoting the area.

Is available to anyone who wants to post. Ken wants social TA to post next social event. Wants to link to website.

Roads and Maintenance, Randy Haley & Jon Testut, TA –

June busy with completion of Lily Lane gravel, tractor time and fuel, donated. Worked on Ginger and Honeysuckle – 1 hr of work. Pile of gravel on Thoroughbred Lane was spread. Jon, Randy and Jason worked on trimming roads in Posey. Lots of volunteer time mowing various areas for July 3.

Left note on Kimball property telling them gravel was being delivered, and verified would not block them in.

Bobby Purcell has complaint about Appaloosa, may need county involvement to get road repaired – is county Blue road (min 2 houses). Washes out frequently.

Cedar Forest has overhanging trees. Need new maintenance person to go there. Glenn Dettman will be working on Deerwood to clear it.

Beginning refurb of old maintenance building

Security Patrol, Ellen Rinard, TA –

Phil Williamson had a meeting of Zone Captains July 1. He copied me on the list of new captains, since there had been a couple of resignations. Jon has posted new zone captains on website

Social, Ellen Rinard, TA –

Further discussion of 3rd of July. Thanks to many for contributions of time and money. Planning underway for next event – possible homemade ice cream social.

Tech Support, Jon Testut and Steve Bray, TAs –

Remote access log-in software, but due to network speeds, not practical. Marty can access from home but it's painful. Trial basis for microwave internet service.

Marty limited in time to help test new access db, but many things she's tested have been helpful. Systems getting updated is critical, enhancing capabilities of office personnel. Marty wants to be able to switch back and forth between old and new access db. Need to figure out how our system could accommodate two employees. (maybe one live system, one copy for inquiry only)

Most items are back up on LBV website now, but still some minor glitches being reported.

Water & Sewer Liaison, Melvin Schoonover, TA –

Water service still working on road cuts and getting them repaired.

OLD BUSINESS:

Comment on fee increase that we shouldn't have shot so high last time, one person says it's ridiculous. But many positive responses. Definition of improved/unimproved may have to be modified. And ballot should have one question only. Further discussion of wording followed.

Sample of airstrip signs that will be placed.

Work session is scheduled for July 27.

John W passed out Draft procedure for assessment collections. Marty, Ellen, John and Melva met on June 23 to discuss. Ready to finalize procedure, but Melva already acting on collections. Approval of resolution of A2 within Procedure. M/S/C John/Ellen Ken voted against, passed 5-1 – tabled any further action till next meeting.

No actions taken on foreclosures until collections procedure is finalized.

Tabled Items from Previous Meeting

- Top 5 Covenant Violators

NEW BUSINESS:

Recognition of Visitors & Visitor Comments (5 minutes allotted):

Melvin and Carol Hain – want to replace mobile home with mfd home of 960 square feet, instead of rebuilding the current mobile home. Mr Hain claims that according to covenants at time of his purchase of the lot and home, he was allowed to replace with another mfd home. He wants to someday build a stick home but this would be an interim. We will table till next time, as he states that he's been advised that the old covenant would hold up in court, since he's been the owner for so long and covenants have changed over the years he's owned. M/S/C Ken/Randy

Motion to adjourn meeting: 9:05 PM.

M/S/C John W/Melvin Unanimous

The next Board Meeting will be August 10, 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