

LOST BRIDGE VILLAGE COMMUNITY ASSOCIATION, INC.
12477 Lodge Drive, Garfield, AR 72732
Board of Trustees Regular Meeting
January 11, 2016 6:00 P.M.

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

Trustees Absent: Ellen Rinard

Visitor(s) in attendance: None

The Regular Board Meeting was called to order by President Jon Testut at 5:59 p.m.

Approval of Agenda as presented:

Under New Business add Secretarial Support

M/S/C Ken Buchheit Steve Bray Unanimous

The Minutes of December 14, 2015 were approved as written.

M/S/C Steve Bray Randy Haley Unanimous

Member Comments: None

FINANCIALS - Ellen Rinard, Treasurer: No report other than the Financials themselves.

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

M/S/C Ken Buchheit Randy Haley Unanimous

OFFICER REPORTS:

President, Jon Testut – Jon reported:

New Hires

We are looking for a replacement worker for the Maintenance position. It would be to our advantage if we could hire a community member. We will be placing an advertisement in the local newspaper as well as our Village Newsletter UPDATE. Details of the job can be obtained from the Village office.

In addition, LBV is also hiring a part-time office assistant to round out the number of hours that the office is open. Again, we will use our standard methods of advertising but word of mouth is an important method of spreading the word. We hope to collect applications and conduct interviews by the middle of this month.

Maintenance Equipment

As identified in the 2016 budget and approved by the LBV Board, LBV took delivery of a new New Holland AG tractor with rotary broom implement on Jan. 10th, We have successfully negotiated over

\$10,500 in trade-in and loyalty discount towards the purchase price. An additional \$2500 is expected from the sale of the refurbished AgMaxx sickle bar mower this spring.

Esplanade/Gazebo

Both the land (the “esplanade”) and the gazebo (near 127) now belong to LBVCA, and we are in the process of planning to move that gazebo to the Esplanade. Negotiations are still underway for gazebo placement at corner of 127 and Slate gap. Will advise progress.

Steve asked if there has been any progress on the reopening of the burn pile. Jon responded he is still working on it.

Vice President, Steve Bray – Nothing, except to remind Board members to prepare their presentations for the Annual Meeting. Jon asked if Steve would be using the projector again this year like last year. Steve replied yes, if that’s needed. Steve needs photos and accompanying words with the photos. Last year’s meeting info is on the website for ideas, etc.

TA Reports:

ACC, Jon Testut, TA – Jon reported on the ACC’s most recent meeting on Jan. 4th:

- ACC Member/Chairperson resignation: Gary Hearron
- Impending resignation of Member Bob Wright
- BS&P reorganized in Alpha order with Table of Contents, and clarified verbiage, effective 1/1/16.
- Absent ACC committee members required to submit reports for inclusion in monthly meetings.

Current Cases:

- Tim Crawford, 21281 Black Oak Drive; New house construction with no apparent garage or carport. Hired new builder; cleaned up street (response to Violation letter sent); will change plans to add carport and resubmit.

New inquiries:

- Bill Beavers, 21341 Ridgeview Dr.; converting deck into room, approved. (Permit+PD)
- William Collier, Elm Dr.; request to install gravel driveway without further construction, denied based on Article X, Section Four stating “There shall be no clear cutting, excavation or grading of any lot prior to the issuance of a Building Permit for that lot”. The construction of any drive will also need to meet Benton County requirements for culvert compliance and rain runoff. Letter sent. (Permit + PD)
- James Osborn, 18312 Posy Mtn Dr.; garage addition, started without ACC or BC permits. Letter sent. Agrees to comply and obtain permits. (Permit; no PD)

Airstrip, Steve Bray & Melvin Schoonover, TAs – Steve reported in walking the airstrip the crack fill seems to be holding up well; did see signs of vegetation growth in places where the crack zigged and the melter zagged so that a small portion got missed. There do seem to be some new cracks forming mostly at the edges that will need to be filled in the spring.

Steve had a phone call from a pilot who visited LBV and really wants to move here. The only catch is that he wants to build his house and airplane hangar on the burn pile land. It is a show stopper for him if he can’t have an onsite hangar for his 2 planes. Steve explained that the burn pile is common property and would require a vote of the membership to turn over to a private party. Alternatively he was ready to buy a home for sale across the street if he could just build a hangar anywhere along the airstrip. Steve explained that the issue would be the same. After discussing the hurdles and inviting him to present a proposal to the LBV Board he reluctantly decided that he would continue looking elsewhere. Although this didn’t pan out, Steve was encouraged that pilots are finding LBV and with the exception of having hangar facilities wanting to move here. Steve is confident that if we can market LBV to the right segment of the pilot community, the airport can play a large role in attracting new full- or part-time residents.

In response to a question from Jon, Steve has the title of Airport Manager strictly to meet FAA requirements. The airstrip Trustee does not need to be Airport Manager if another qualified volunteer would handle the role.

Community Building, Melvin Schoonover, TAs – Some time in February/March volunteers will assist with cleaning out underbrush on the backside of the Community Building and assist with adding more gravel. Also, Melvin hopes to replace the deck on the building (this is in planning stage only right now; will need to get approval from the ACC, etc.). The sewer problem in the lower level has been fixed. There was a lot of sludge build-up. Reminder: the volunteer appreciation dinner is Jan. 31st. Melvin asked Board members to come to show their support for volunteers. Let Marty know.

Covenant Review, Randy Haley, TA – Randy reported he had nothing new to report, but in the coming weeks he will be doing a drive around the Village to check on violations that need to be addressed.

A new concern is 11502 Arabian Drive, which has new owners. There are people living in the 2 campers at the property. Randy stopped by to meet with them, and learned they are looking at building a mother-in-law apartment off the back of the house.

Legal & Insurance, John Wilson, TA – John reported that we have airport liability insurance coming up for renewal for a premium of \$1625. John is looking into combining this with our other liability insurance. Steve commented that if our airstrip was opened to the public the State of AR would be our insurer and we wouldn't need separate liability insurance. Being private just means we have control over it; if it were opened up to public use the state of AR indemnifies the property owner. John asked Steve what it would take to make it public. It was pointed out that there was an issue with it being public in the past, in that it is classified as an amenity for the property owners.

Library, Ellen Rinard, TA – No report.

Parks & Recreation, Steve Bray, TA – Steve reported someone has been changing the thermostat setting in the rec center. He installed a locking cover to alleviate the problem. Marty and Steve have keys.

No major damage from the heavy rains at the rec center. There is apparently some leakage in the roof (probably around the vent) in the kitchen as some of the ceiling panels warped a bit.

Political, All Trustees – Jon reported that we had a request from Jim Haguewood to have a proclamation declared by the Judge Clinard to thank all the village volunteers and have the proclamation presented at the dinner. Jon and Melvin pointed out that the volunteer dinner would not be an appropriate place for this. If the judge would still like to do this he could present it to the Board at an upcoming Board meeting.

Property & Marketing, Ken Buchheit, TA – Ken submitted his report:

Properties:

Follow-up on West Airport lots (Ivan Calleros): In late December the county assured Ken that their records would indicate the transfer date would be near the date of filing. The ARCountyData.com website now shows Calleros as owner as of 12/3/15. I called the staff to express our thanks.

Donation of property: Marty contacted us regarding a possible donation to the Village, on a lot in Posy Mountain Ranch. This is somewhat unique and deserves some discussion. This is lot PMR U7 263 owned by Mike Dershem on Aster (.4 acres). After discussion, the Board decided to decline the offer.

Reserve Properties: Marty brought to our attention an issue regarding a parcel identified as “Reserve Property”, but owned by a private individual. Jon and Ken have discussed this a little in the past few

days. At this point, Ken believes there might be a problem. Though we might not be able to correct this one, we might need to amend our procedures. Ken has received initial responses from the assessor's office, mapping, and LBV's attorney with their knowledge of reserved properties. Nothing concrete at the time of this writing. The Problem: After reviewing the old Contract/Covenants book from late 1979, then subsequent revisions, it can be concluded that the original intent, plans and filings state that Reserved Properties were to remain the property of the developer or its successors, grantees, etc., unless and until they were converted to lots as described in Article I. This verbiage remained until changes began in Covenants adopted in 2000, where the "successors, grantees..." clause was removed. Further investigation is needed.

Marketing:

Nothing new. Just looking into small advertising and other ideas. We will be visiting again with a few builders, and real estate agents again before spring. Ken likes Steve's idea about placing an ad in an Aviation magazine in the coming months {"Trade Plane" and possibly "AOP Pilot"}. We might also have a new pilot or two bring visitors (future residents??).

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

We worked on the roads in the Posy area, brought in three loads of fill dirt on Elderberry Road in preparation for gravel, had a load of gravel brought in on Blackberry Drive. Work on this has been halted at this time due to the dozer being down, and could not properly prep the next roads for gravel.

Brian and Jason have done an excellent job of trimming the roads back of overhanging limbs and brush, but work has been suspended on this until things get resolved on Aster Drive.

Brian and Jason have moved to the Lower Village area and are trimming back trees and brush along the roads there.

Steve asked if there's a comprehensive or strategic plan for PMR road work. Jon replied that there is a plan and it could be elaborated on for the Annual Meeting. Randy commented that much of the plan is focused on fixing white sign roads, which are private village roads.

Jon reported:

- LBV has taken delivery of the new New Holland tractor with rotary broom. The Dealership installed the canopy, work and safety lights, filled tires with ethyl glycol solution, and provided a full tank of fuel: no charge.
- The Village truck has been readied for winter with snowplow and sander.
- The LBV tree/bush trimming project started, and is having a positive visual impact.
- LBV will be advertising for new maintenance man.

Security Patrol, Ellen Rinard, TA – No report, but Jon stated that Tom Pedano has been added to Zone 6 as a patrol.

Social, Ellen Rinard, TA – No report.

Tech Support, Jon Testut and Steve Bray, TAs – Nothing to report. Jon asked the Board if they'd be willing to provide a stipend to Steve in order to keep him involved on Tech Services for the Village once he leaves the Board. Melvin pointed out that nothing was budgeted for that. Jon mentioned that he had been paid to provide tech support for the Village in the past. The Board decided they needed to have time to consider this.

Water & Sewer Liaison, Melvin Schoonover, TA – Nothing to report.

Old Business (Status Update):

- Board of Trustee Candidates for 2016 -- Phil Williamson and Melvin Schoonover. No one else stepped forward
- Covenant Violation – PMR U7 283 on Aster. Jon reported that a certified return receipt letter was sent out to them on Dec 16th. Marty reported that we've not received the return receipt back yet. Ken will talk to Brian Campbell (attorney) about how long we need to wait, if we need to wait for the return receipt to come back before we can have him take the next legal step. Marty will call the Garfield post office to see how many attempts they've made to deliver the letter.

Tabled Items from Previous Meeting(s)

- Quorum Court attendance – Jon has attended NEBCO Quorum Court meetings in the past and has no time at present to attempt to attend the County Quorum Court meetings. (This item can be removed from the Tabled Items.)

New Business:

- Donation to LBVCA of PMR U7 263 by Mike Dershem – See “Property & Marketing” TA report, above.
- Request by Barry Moehring to use the Village Hall for a political meeting – Marty pointed out that in the past non-property owners were required to have sponsorship by a property owner in order to use the Hall for free. Steve pointed out that this political meeting would more appropriately be a community service function and thus not need sponsorship.

Motion was made to include political candidates in jurisdictions that encompass the Village as endorsed public functions and any candidate can use it under those terms for no charge and on a space-available basis.

M/S/C Steve Bray Randy Haley Unanimous.

- Secretarial Support for the ACC – The ACC is requesting a secretary for 3 hours a month (on the 1st Monday of the month) to take notes at ACC meetings and that this would be paid for by the application fees charged and collected. This person would be a 1099 contractor. The ACC is asking that these hours be added to the Administrative Assistant position that has opened up in the LBV Office. There was some discussion on this. Consensus of the Board was to accept the recommendation to have a 3-hour secretarial assistant for the ACC.

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

Motion to adjourn meeting: 7:50 PM.

M/S/C John Wilson Ken Buchheit Unanimous

The next Board Meeting will be February 8, 2016.

Respectfully submitted by Marty Sauers, Office Manager.

Jon Testut, President

Steve Bray, Vice President

Ellen Rinard, Secretary/Treasurer (absent)

Randy Haley

Melvin Schoonover

John Wilson

Ken Buchheit