

**Lost Bridge Village Community Association, Inc.**

**Board Meeting Minutes**

April 8, 2019 @ 6:00pm

Call to Order of Regular Meeting by President Carrie Webb @ 6:00 pm

Trustees Present:       Carrie Webb, President               Mary Gray  
                              Wayne Gunnels                               Kirk Schuenemann  
                              Jon Testut, VP                                 Hugh Fenner  
                              Bill Beavers

**Approval of Agenda**

Agenda approved with addition to new business truck usage. Motion was approved with the addition.

M/S/C                   Mary Gray/Wayne Gunnels/Unanimous

**Recognition of Members, Visitors, & Comments**

Hugh Fenner-TA - gave background of Larry Elbert – He lives in village. He is a retired Architectural Engineer who graduated from Univ of Arkansas. Everything I have tried on the tennis court has failed so I asked Larry to check into some options including cost, time period, how to go about it and to bring a report, so we have a better idea of what we are looking at.

Larry Elbert – I met with a vendor last Friday. The original court (13,200sq ft) is concrete to concrete slab and overlaid with asphalt. The problem is the concrete has cracked underneath and what happens is water seeps up from underneath the asphalt causing it to pull apart. You can put another layer of asphalt on it, but it will continue to do that. The recommendation would be to grind off the old asphalt, pour the sealant in there and apply the Petromat and then asphalt over that. Then seal it and stripe it. Petromat is a woven material they use under highway. What it does is it reinforces and stabilizes the cracks and sub stray. I talked to 2 different vendors. One was Arco from Bentonville; they have not looked at the site yet but estimates it to cost around \$40,000. The only thing is they didn't include taking out the fence and reinstall it. I am guessing it will be around \$40-\$50,000. I had meet with All-American on Friday and figured out the scope. He hasn't gotten back with me with an estimate. As I get information, I will get it back to you.

Carrie Webb – We definitely need firmer numbers as to the costs, warranties, time frame and timeline. Then we will have to meet as a board as to where that will fit in the budget and at what point.

Ryan Walker - Carrie Webb introduced the next guest, Ryan Walker and his wife. Ryan is our new Maintenance Representative for the Village. We are super excited to have him on board. Ryan has a big task ahead of him to get everything caught up. Welcome aboard, Ryan and thank you for being here tonight.

Patrick Edwards – I bought several lots last year that were tax delinquent. I was told that I had to come to board and request that any fees prior to my ownership request that the fees be waived. Apparently, it has been done in the past. Tom Canady had done the same. I will be willing to pay any current fees tonight.

Carrie Webb – We will need to go into Executive Session to discuss as a board to make a decision we will have to get with the treasurer, and then we can get back to you. Expect an answer back within the next few days by email.

Ben McKinney – I am here to support Patrick Edwards. I am trying to buy one of his lots.

Steve Bray – I have nothing at the moment but reserve the right to interject later.

Dennis Jones (late arrival) – Larry Elbert gave Dennis a brief summary on the tennis court presentation he presented to the board at the beginning of meeting. Dennis suggested we take all the left over from last year's budget of \$30k and put in fund for tennis court.

Hugh Fenner – We have put \$10,000 in the tennis court fund. It is a start. We might have to look at donations and other things the board can do to obtain monies designated for the courts.

Carrie Webb – What if we focused on doing ½ of courts now and ½ court later as a starting point instead of trying to take on the \$40-50,000 all at once. Then we could work on monies to finish it however long it might take to acquire to finish: Phase 1 and Phase 2.

Steve Bray – I have been here long enough to know one thing about the board from year to year is that there is very little carry through on initiatives. The board says, yes, we are going to change for the future and members change. Nothing gets carried over and followed through. That would be my concern doing it piecemeal.

Larry Elbert – The other issue with doing it in Phases is the expense of the take down and put up of the fencing. Doing this twice will increase the cost plus the mat would need to be continuous.

Carrie Webb – I think this is a matter of where donations come in. Dennis, you had mentioned something, and Hugh has tirelessly working for the last year on this issue and I support Hugh. We had obviously have had the commitment of Luther Black. I am just going to boldly say: it is dead in the water, it has been for a long time and I am kind of tired of beating that bush. We are looking at \$40-50,000 realistically. That is not in the budget right not. We are very limited in our resources. We do have \$10,000 we can allocate to it. \$10,000 is not going to fix it. That is why I suggested ½ court now. Larry will ask these questions to the vendors.

Dennis Jones – If the bid comes in for \$30,000 and the people who use the courts come up with \$5,000, would that be feasible? Or will we be kicking the can down the road a few years?

Carrie Webb – We would have to discuss this as a board. I will not make this decision on my own, but I don't think right now that the feeling is a majority to put the full \$30,000 down on the tennis courts. Some of that is residual, but it was excess as a result of the extreme collection measures that were taken last year from Tamy and Phil. We will not see this going forward. We are seeing some other extreme needs. Our pool has got needs, our tennis courts has needs, and our community building needs major repairs. I don't think the majority feels we can allocate the full \$30,000 to the courts right now. We would like to but is not a reality.

Steve Bray – What about taking out a loan. There is nothing that says this cannot be done that I am aware of. Any long-term project, that is something you got to look at. Tennis courts is a major project that would be a prime candidate for taking out a loan. Then you have the commitment of future boards. You are really limiting yourself as to what capital improvements can be done if you don't consider a loan for things like this.

Dennis Jones – It goes back to it does add value to all the property because if you have a nice facility, swimming pool, tennis court and even the air strip. Can we do a one-time assessment? We did this 3 or 4 years ago for the pool, I believe.

Carrie Webb – One of the things I was going to touch on tonight was a potential fundraiser for our amenities in general. Our amenities look like they were built in the 1970's and have never left there. I would like to see all our amenities in general up to the current year. If we want to increase the appeal over

all of our association, we have to bring it up to what is appealing to the current standards. One idea I wanted to talk about is using the airstrip for a garage sale with the proceeds going to the association. In Posy Mountain we have a 10 mile stretch of a garage sale. We have droves of people come. There was a discussion about having a garage sale and other ideas.

Jon Testut – Our covenants for special assessments is for street repair only. We cannot to a one-time assessment for the amenities.

Wayne Gunnels – We are operating on some unknowns now. We have a quote that hasn't come in yet. Until we have all the facts that we can operate against then we can look at all the different options. I say let's look at a 1 court option, at least throw it on a spreadsheet and look at the financials and see what it looks like.

**Comments Approval/Discussion of February 11, 2019 Board Minutes (Missed last meeting)**

Approval/Discussion of February 11, 2019 Board Minutes

M/S/C Mary Gray/Wayne Gunnels/Unanimous

**Motion was made to approve to reinstate Hugh Fenner as Board Member in charge of Parks and Recs for the term of 1 year.**

M/S/C Jon Testut/Mary Gray/Unanimous

**Annual Meeting Minutes and Executive Session after should be done by end of next week.**

**Treasurers Report – March 2019**

	<u>March 31, 2019</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1000 · CASH IN MONEY MARKET - 0172	30,569.46
1001 · CASH IN CHECKING - 7265	143,211.01
1003 · ARVEST CAPITAL IMPROVEMENT 0743	
1003-A · AIRSTRIP IMPROVEMENTS	1,096.80
1003-B · COMM BLDG IMPROVEMENTS	1,000.00
1003-C · VILLAGE HALL IMPROVEMENTS	1,707.56
1003-D · REC CENTER IMPROVEMENTS	5,114.66
1003-E · LIBRARY IMPROVEMENTS	146.78
1003 · ARVEST CAPITAL IMPROVEMENT 0743 - Other	20,536.52
Total 1003 · ARVEST CAPITAL IMPROVEMENT 0743	29,602.32
1007 · CASH CONTINGENCY M/M FUND 9016	53,243.01
1010 · BUILDING DEPOSITS	42,150.00
Total Checking/Savings	298,775.80

Notes:

- Recommend moving the current cash balance out of 1000 Money Market to 1007
  - Balance ~\$30.5k balance remaining from 2018 YE
  - Recommend transfer of \$20,569 to 1007 Cash Contengency M/M
  - Recommend \$10k allocation to Rec Ctr 1003-D until we have a resolution on tennis courts
- Recommend moving ~\$120k from checking to 1000 M/M to gain intrest on current checking balance
  - \$23k will remain in checking account for LBVCA expenses
- \$1000 donation from Lost Bridge Comm Church to be allocated to 1003-B Community Building Improvements
- \$105.57 Donation to be moved to 1003-E Library improvement account
- \$98.52 book sale revenue to be allocated to 1003-E Library improvement account

- As of April 3<sup>rd</sup>, \$3600 of \$4400 Assessment budget for April is secured!!

#### March Profit and Loss - Actuals vs. Budget

#### First Quarter Year-to-Date Summary

	Account	March Actuals	March Budget	\$ Diff	YTD - March Actuals	YTD - March Budget	\$ Diff	2019 Annual Budget
Assessment Income	4000	\$12,767	\$10,800	\$1,967	\$175,188	\$178,200	-\$3,012	\$200,000
Donations	4100	\$1,000	\$83	\$917	\$1,118	\$253	\$865	\$9,250
<b>Total Income</b>		<b>\$15,168</b>	<b>\$12,183</b>	<b>\$2,985</b>	<b>\$180,063</b>	<b>\$184,145</b>	<b>-\$4,082</b>	<b>\$221,050</b>
Maintenance	7200	\$2,264	\$3,731	-\$1,467	\$8,777	\$10,667	-\$1,890	\$57,824
Rec Center	7400	\$135	\$374	-\$239	\$8,160	\$7,706	\$454	\$32,775
General & Admin	7500	\$4,381	\$6,044	-\$1,663	\$26,909	\$34,399	-\$7,491	\$97,255
Community Building	7600	\$794	\$1,020	-\$226	\$3,269	\$3,058	\$211	\$12,230
Roads	7700	\$1,160	\$1,776	-\$616	\$2,388	\$3,524	-\$1,136	\$15,374
Capital Improvements	7900	\$0	\$2,500	-\$2,500	\$0	\$0	\$0	\$5,400
<b>Total Expenses</b>		<b>\$8,734</b>	<b>\$15,445</b>	<b>-\$6,711</b>	<b>\$49,504</b>	<b>\$59,355</b>	<b>-\$9,851</b>	<b>\$221,049</b>

#### Income:

- ~ Assessment income was higher for March, exceeding the budget by +18%. YTD assessment income is -1.7% vs budget
- ~ \$1000 donation from the Lost Bridge Community Church designated and allocated to the community building
- ~ March income exceeded the monthly budget by \$2,985 or +24.5%. YTD total income is \$4k behind budget or -2.2%

#### Expenses:

##### 7200 MAINTENANCE

- ~ Total Maintenance was below budget by -39% for March and is trending below budget by -17.7% for the year.
- ~ Misc Work in March exceeded budget by \$443, while Day labor was below budget by (\$480), offsetting Misc Work overage
- ~ March Maintenance budget savings came from Shop Supplies/Tools (\$326), Equip. Repairs (\$612), and Mowing (\$557)

##### 7500 GENERAL AND ADMINISTRATION

- ~ Total Gen/Admin was below budget by -27.5% for March and is trending below budget by -21.8% for the year.
- ~ March Gen/Admin budget savings came from Annual Meeting (\$300), printing (\$282), and Legal/Recording (\$812)

##### 7600 LBVCA COMMUNITY BUILDING

- ~ Total Community Building was below budget by -22% in March, driven by lower maintenance & repair costs vs budget
- ~ Total Community Building is trending +7% to the budget for the year

##### 7700 ROADS

- ~ Total Roads was below budget by -34.7% in March, driven by lower cost for fuel, ditch cleaning and misc expenses
- ~ March expense for road material (\$828) was offset by \$900 allocated for equipment rental budgeted in March

##### 7900 CAPITAL IMPROVEMENTS

- ~ Budgeted expense for Maintenance Equipment was not used, but will be applied to the future purchase of a salt spreader

Motion was made to approve March's Financials.

M/S/C Hugh Fenner/Kirk Schuenemann/Unanimous

## Officers Reports:

### President – Carrie Webb

- Nothing to report

### Vice-President – Jon Testut

- Nothing to report

### Trustee Reports:

**ACC Liaison** – Jon Testut, TA

### April 1, 2019 ACC Meeting

**Members Present:** John Niernberger, Chairman, Jon Testut T/A, Sam Reynolds, Rhonda Eaves, Jeremy Webb and April 8, 2019 Board Minutes

Dottie Elbert

**Members Absent:** Jim Haguewood

**Applicants:**

- PMR U12 552 New home application. Home will be 1500 square feet with log look or vinyl siding and metal roof. Jeramy was assigned to the project.
- PMR U12 567 Property owners presented plans for a 5-foot-high fence surrounding their acreage. Committee will send their recommendation for subject height variance to the Board for their approval. Committee voted by a show of hands - three votes for the variance and one vote against. Upon Board approval, Jeramy Webb will oversee this project.

**TA Report:** Jon reported that he is in the process of rewriting several areas of the BS&P. Also, Attachment "A" (Current ACC members and numbers) of the BS&P will be omitted.

**Discussion Items:**

- John tasked the Committee to bring their ideas regarding changes/additions for acreage fencing to next month's meeting.

**New Business:** Terry Brock agreed to fill the ACC vacancy after being unanimously approved by the Committee. Next meeting will be Monday, May 6, 2019, at 9 AM

**Airstrip** – Jon Testut, TA

Nothing to report

**Community Building** – Mary Gray, TA

Nothing to report

**Covenant Compliance & Review**

Kirk Schuenemann, TA – LBV

No new violations to report.

Bill Beavers, TA – PMR

Handled complaint about dogs barking and running free. Owner is taking care of it.

**Legal and Insurance** – Wayne Gunnels, TA

Legal

Nothing to report.

Insurance

Workers Comp audit to be performed in April. Phil/Tamy/Wayne reviewed LBV insurance/coverage for 2019 and documents required to complete the upcoming audit.

**Library** – Mary Gray, TA

Librarian, Pat Testut reports: We have finished inventory and updating our catalog. We have donated the weeded books and materials to the Friendly Book Store. I will begin to look at those residents that have severely overdue materials (6 months or longer) and will send out letters reminding them to return or replace missing items. We have replaced Judie Hirshman as our Tuesday Library volunteer with Denise Magnuson and Suzanne Balk. They will share the position as they both travel. Everything else is running smoothly.

**Parks and Recreation** – Hugh Fenner, TA

We have 2 operating filters right now. 1 of them is kind of iffy and might go at any time. There are 3 filters altogether. Last year the board approved to purchase another one and have it installed. The State requires 2 operating filters. I would like approval to purchase another one and have it installed when they takeoff the cover, have the pumphouse all checked out and start putting chemicals in the pool to bring it up before we have it inspected.

A motion was made to replace the filter in its entirety and install brand new filter for the

approximate cost of \$2,000.

M/S/C

Jon Testut/Mary Gray/Unanimous

I would like approval to go ahead and take cover off, open pump house equipment and have it all inspected when they come out. We usually do this every year before opening. The board agreed.

I have already hired 1 person. She lives in Pea Ridge. I feel very comfortable with her. She is a very outgoing individual. I think she will be a great asset at pool. I have 2 other people to decide on. I haven't made up my mind yet. We will have 2 people down there and one as a backup.

The days of operation will be: Wednesday thru Monday 12-7 except Sunday 1-7 – Closed Tuesday. With these hours and closed Tuesdays, we should save around \$2,000 from last year. Will be about 41 hours a week.

I am going to have a guy (Mike) from the company that is opening the pool come down 1 afternoon and go over everything with the pool managers about operating the pool. The managers will also get the chemicals, pop, ice cream bars and stuff. Carrie said our new Maintenance Person has pool experience and asked if he could be included when the company comes out to show us about operating the pool. He could be another backup to the pool if necessary.

What is our liability for having someone there? Our insurance covers it. We have a sign that states that there is no lifeguard on duty. Yes, we need someone down there. 1 – to take care of equipment 2 – so we don't get complaints about what is going on. The State checks to make sure we have certain signs when they come out to inspect. We also have a paper they sign with all the rules, etc the first time they use the pool.

On the pump side of pool, the concrete embankment is really flaking. I don't see any leaks. Sometime in the future we really need to do something. It was suggested to have Mark Surret to look at.

The wooden picnic tables at rec center park down there need to be coated, treated or something done because they are rapidly deteriorating. There is about 6 of them. Suggest we move these tables up to airport and bring good ones down to rec area. Was decided to take all the picnic to airport and have them redone and then redistribute them.

I want to thank Jon for removing the leaves so when we have the Clean-Up, we won't have any problems. The patio looks really good.

Fireworks: We have the flyers, thanks everybody. I will be taking them out and start getting donations. Wayne was going to contact bank to get on their mailing list for donations. If anyone else knows any businesses or individual, we will take all the donations we can get to help balance out the cost.

Tamy has contacted Hog Wild fireworks people. We now have copy of their insurance and a copy of the forms I need to take down to Fire and Police Department to get signed. This then goes back to Hog Wild and they will file with the State and then we will get the permit from the Corps of Engineers. We are up on that.

Mary Gray called Jim Ebersole for the ice cream donations. He is super busy now and will be traveling the week of our celebration. He can either bring freezer down early and we can put a padlock on it, or someone can run to Nestle to get the ice cream freezer. Jim will call/text Mary when it gets closer to the event.

The band had been contacted. I am to pick up the sound equipment from Lost Bridge Marina.

When Hugh goes up to get signature from Fire Marshall, he will set up to have them there for fireworks, the fire truck and the fire boat.

Mary reminded the board that this is not a Social Event. This is a Board Event. Last year a lot of people were gone over the 4<sup>th</sup> so need Board Members, their spouses and any others that you can get to help with the event. Mary still has the snow cone machine at her house. The syrup, cups, etc are in closet at office. We just need ice. We do have an empty freezer we can put ice in. Jon Testut said we could get ice from NEBCO. Someone will need to get that. Linda Shade along with Mary to get food unless someone else would like to do it.

Last year we purchased:           10 pkgs burger (18 per package – 180)  
  2 boxes of hot dogs (60 per box – 120)  
  Some Brauts (40-60) were also purchased

Do we want the same or what? Last year we ran out. Think it was due to signage up on Hwy 62. A lot of people showed up that were not part of Village. Unless we keep the signage in the Village. If any food is left over, we keep for Fly-In. Last year we were in the hole.

Mary also had a list of items that need to be taken care of: Rope area for fire truck; set up cones for the band and for board to park; power wash; lawn sprayed for bugs; mow; check propane for BBQ

Jon Testut asked if we would be interested in swapping announcements with NEBCO. We would put our info on their website, and we would put their information on ours. Board doesn't see a problem with the local stuff.

The Garden Club requested a new water timer for down at the Gazebo Park. It should be under \$50. A question was raised about the timer at Community Building (CB) that has not been in use. We had some complaints about letting the plants that Garden Club die. Ryan will look at one at CB and see if it is repairable. If the one at CB is not repairable, we need to get a new one. Board ok with getting one for Gazebo Park.

**Political** – Carrie Webb, TA

- Nothing to Report

**Property & Marketing** – Carrie Webb, TA

I am continuing to try and market the properties we have. I have been looking into the potential value of our properties and their location. I can probably do better marketing our properties we have and value. I will do a little better this next month.

**Roads & Maintenance** –Jon Testut, TA (LBV)/Kirk Schuenemann, TA (PMR)

Jon Testut, TA (LBV)

- Repaired debris vacuum
- Tractor serviced under warranty for hitch assist malfunction
- Purchased 6 tires for truck
- Efforts to reduce brush pile (chipping)

Kirk Schuenemann, TA (PMR)

Plans for PMR are in progress to clean up a few private roads and some cleanup of dump sites, we have

also been working on bringing equipment back to fully functional and organizing our shop.

**Security Patrol** – Bill Beavers, TA

There was an incident where couple of teenage girls vandalized the Recreation Center. The Sheriff's Department was contacted, and the deputies determined who did the vandalizing. The young ladies, along with the parents, were escorted to the Rec Center in order to clean up the mess they created. No charges were filed.

We had a squatter upstairs in the Community Building Sunday thru Tuesday. Carrie called Sheriff's office and they came out and gave him ride to Short Stop.

It was suggested we turn over the authority of the security cameras in the office and rec center to Bill. Jon Testut will show Bill how to retrieve and use cameras. Bill has agreed.

**LBV:** *Still have an opening for a Captain in Zone 2.*

**Social** – Mary Gray, TA

The Pot Luck Social on March 16<sup>th</sup> was a fun evening. We had 38 people enjoy good food & music provided by the Lost Bridge Trio.

On May 24<sup>th</sup> @ 6 pm Overstreet & Buhr donate burger & brauts for a social down at Rec Center Area.

We are working on another Social, the Italian Dinner, but can't find a weekend where the cooks are all available.

**Tech Support** – Jon Testut, TA

- Purchased new dedicated laser printer for Admin.
- Transferred oversight of LBVCA.COM to President Carrie Webb

**Old Business (*Status Update*):**

- Pepsi Machine – Carrie Webb – I received a call from Pepsi today. They will be picking up machine next week Thursday on 18<sup>th</sup> between 9-11am. Jon will leave the machine outside and give the key to Tamy. We can provide pop again like we did last year. The decision was put on hold for time being.
- Brush Pile/Collection Center – Carrie Webb – The file is missing lots of parts. Not enough evidence to support call it a burn pile. It should now be used as **Brush Collection Center**. It will be used to chip, shred leaves and debris. It will no longer be used for burning. Property owners can bring branches up to 3" in diameter to brush pile.
- Tennis Court Update – Carrie Webb/Hugh Fenner – *Discussed at beginning of meeting.*
- Truck Usage Policy – Jon Testut – I would like to resend the policy of taking the truck home by the maintenance man because home is not in the village.

A motion was made to resend the policy of taking the truck home by the maintenance man.

M/S/C                      Hugh Fenner/Mary Gray/Unanimous

**New Business:**

- New ACC Member Approval – Jon Testut – Would like board approval for Terry Brock as new committee member for the ACC.

A motion was made to approve Terry Brock as a new ACC Committee Member.

M/S/C                      Hugh Fenner/Mary Gray/Unanimous

- ACC Proposal - Fence Height in PMR – Jon Testut – Had a request from the ACC Committee to allow homeowner whose house sits on corner of Posy Mountain and Tenderfoot. The Property Owner



would like to put up a 5' fence all around their lot which is about 2 acres. The covenants state that the front of property's fence can be no higher than 3ft. This property sits on corner and would like to encompass the property with a 5' fence to keep varmints out and their dogs in. ACC needs board approval for such a variance. Jon Testut said it is a wire fence. Picture is shown of proposed fence type. Board felt the difference between 4' to 5' would not impede the appearance.

A motion was made to approve a variance of 4' fence along the front as pictured (wired fence).

M/S/C

Hugh Fenner/Kirk Schuenemann/Unanimous

- Cedar Acres Fence Line – Jon Testut – A resident who purchased a house in Cedar Acres that was built in 1992. At the time the ACC and the Village Board agreed to variance to allow the house to be built 9/10 of a foot from the property line. Recently the neighbor of the owner is complaining there is foot traffic as the neighbor has to walk on their property to get to their boat dock. The neighbor is asking to erect a fence on the lot line exactly 9/10 away from their garage. The property owner who wants to build a fence is trying to leverage his position by mentioning hiring an attorney in response to the situation. The ACC has not addressed the situation other than acquiring the information. Placing the fence on lot line would block the angle to enter the garage. The other issue is that the docks are switched in placement. The property owner wants the other dock, so is supposedly using this as leverage. What happened in 1992 is irrelevant to what exists today with ACC and Board. This is a dispute between property owners. If he wants to come to the ACC as anyone else does, he is welcome to do that and put in an application to build a fence.
- Salt/Sand Spreader – Jon Testut – Unfortunately the price has risen since last time talked. We had a board motion in January to purchase a stainless-steel salt/sand spreader. The problem is they don't make an auger type model in the stainless-steel model. The standard price is \$4,600 plus tax and shipping would be around \$5,200. We had budgeted \$5,000. The extra \$200, Jon said he could find in the maintenance budget to cover it. It will cost an extra \$600 for the cover. The poly one can be loaded by the fork lift but the stainless-steel one will have to be put on by a chain lift. My suggestion to the board is to abandon the motion to purchase the stainless-steel one and purchase electric one at the cost of around \$5,200 – shipping and tax included in the price.

A motion was made to approve the purchase of an electric poly salt/sand spreader for the cost of around \$5,200.

M/S/C

Hugh Fenner/Wayne Gunnels/Unanimous.

- Tractor Warranty – Jon Testut – The tractor was purchased with a 2-year warranty. The warranty runs out this June. I would suggest getting a warranty thru John Deere. Jon handed out price sheet to show cost. The tractor has about 200hrs on it in about 20 months.

A motion was made to accept and purchase the 60/1,500 for annual amount of \$550.

M/S/C

Kirk Schuenemann/Bill Beavers/Unanimous

- Directory Printing – Jon Testut – FedEx printing of phone books will cost \$6-700. I will be sitting down with Tamy and get all to get corrections. Then will send out to be printed.
- ATV Restrictions – Jon Testut – Jon passed out a handout. The State Law prohibits ATVs from being driven on county roads. Only exemption is if you are exiting a trail and crossing road to get to rest of the trail. We are not allowed to drive ATV's whether they are registered or not. I suggest we enforce that as far as the village is concerned. We are getting more and more people with them and pretty soon we are going to be overwhelmed with them. Board suggested send out eblast. We need to get signage for Village awareness. The next step will be to contact Benton County Sheriff.
- Dogwood/Maple Waterfall Debris Dumped – Carrie Webb – A waterfall was created on private property with owner's permission, increasing her property by previous maintenance/trustee. The debris from creating the waterfall was dumped on Property Owners lot across from the waterfall. The owner had told prior maintenance/trustee not to dump it on his land. He had paid \$4,000 couple years ago to have it cleaned up. They proceeded and dumped it anyway. Now, it is full of debris. When we do stuff in association, we need to take care of everyone and not dump it on

another's property. The next step is getting ahold of property owner to get permission to burn it and then rake out the gravel, grass, trees and rocks.

- Pool: Hours **and** Attendants – Carrie Webb – *above in Park and Rec TA Report*
- Beautification Projects – Carrie Webb – There was an inclusion in the ballot in 2018 requesting \$10 donations for beautification on a couple of different entrance points. One is Lodge Drive/Hwy 127 and the other is Slate Gap/Hwy 127. The entrance at Lodge Drive/Hwy 127 is where we have our main sign to the village. The entrance sign is dated and needs a little TLC. It is still nice, there is a wonderful flower garden that is being well kept. There is a Gazebo up on Oak Shadows and part of this beautification was to move the gazebo down to esplanade. I don't know if the gazebo is movable. It has been repaired before and I think moving it will cause it to fall apart. I don't know what needs to be done there. Also proposed was to beautify Slate Gap/Hwy 127. As I made pretty clear earlier, I don't advocate spending Village money and resources making other people's property beautiful. We have enough land that needs our TLC and resources. There was money donated so we need to be good stewards and find way to invest for the purpose of beautification. I don't want to solve this tonight, please bring any ideas to next meeting. Jon Testut suggested the sign be redone at the Lodge Drive Entrance. He will get an estimate of the cost and what it will look like. We can maybe get with the Church and the Lodge to see if they will contribute to the 3-part sign that includes their name.
- Fireworks 2020 – Carrie Webb – *above in Park and Rec TA Report*
- Rental Surcharge – Carrie Webb – *Tabled til next meeting*
- Tree Trimming Office – Carrie Webb – Property Owner just around corner from office that has a view that looks over the lake. He came to the board last year after they found out the village paid to have someone else's land cleared on the dogwood switch-back to get the view of lake. He came to board meeting and the board said no, we couldn't do this. It is Luther Black's land and we have not been able to do anything on his land in some time. Despite this, the prior maintenance/trustee went ahead and started to clear some of the trees and underbrush. The Property Owner reached out to me after I became President and wants me to continue this work. He has graciously offered \$400 to help continue this effort. Does the Board want to continue with this project or not? Jon Testut and Mary Gray both stated that Luther Black has sued LBV in the past for cutting trees on his property. The board end up having to pay him \$10,000. Carrie will respond to Property Owner that under no circumstances are we going on Luther Black's property.
- Lot Sale in 2000 – Carrie Webb – There was land sold in 2000 to Gunderson for \$595,000. I don't know who authorized the sale of the common property. We need to dig into this. Would like to know who authorized it and where the money went. The land I am talking about was common property that is located right behind the Lost Bridge Village Motel on 127. This was common property, it is the land is behind the hotel. It sold in 2000 and in 2001 Arvest bank foreclosed on the property. In 2002 it was sold to Lost Bridge Motel for \$150,000. We need to know who was on the board and if anyone has time to go to courthouse to do some digging, please do.
- Maintenance Rep: Hours **and** Phone – Carrie Webb - *Tabled til next meeting*
- Day Labor Hours – Carrie Webb – We will let Ryan go out and see what he can do and reassess hours when we figure out what he/we need. Originally Day Labor was for 24 hours for 24 weeks. Somehow in the budget it got boosted to 32 hours for 24 weeks. We might be able to find budget savings with dialing back day labor hours. Please encourage the use of Maint request on website instead of stopping Ryan and telling him what needs to be done. Ryan suggested a handout to give to property owners with the Maint Request on our website info.
- Spending/Purchasing – Carrie Webb - *Tabled til next meeting*
- NEBCO Dues – Jon Testut/Carrie Webb – NEBCO is considering doubling rates by membership vote. They haven't raised their rates in 20 years. There was a meeting held on April 6<sup>th</sup>. Their rationale is short of responders; volunteerism is becoming a thing of the past. There is more, I am not going to read it all so please encourage neighbors to vote. This also will affect our budget.
- Fly-In – Carrie Webb - *Tabled til next meeting*
- Rec Center Repairs – Carrie Webb - *above in Park and Rec TA Report*
- Pool Filter Replacement – Carrie Webb - *above in Park and Rec TA Report*

- Community Building Deck Repairs – Carrie Webb – Jon handed out an estimate of cost to finish repairing the deck. We have \$1,750 for it if that is what Mary wants the monies to be used for this. Mary stated that they started on the deck, just a railing was repaired. Some wood was purchased to do the rest of repairs. It was taken down to the Maintenance Building. Jon said there is some at Shop but not much. They only did about 8’ of railing. Mary stated that they realized the windows had rotted out and other repairs needed to be done. Jon stated if we had couple of volunteers and ladders, we could do it rather quickly. It needs to be stripped entirely and start from scratch. Will talk about at next meeting.
- Annual Clean-Up – Carrie Webb – This is coming up on April 26<sup>th</sup>. Phil Williamson sent out an email. Hopefully everyone got the email. I think Phil has everything taken care of. Phil is gone this week but looks like he has signs up. I have put it out on our Facebook but need to update it by putting donations on it. Tamy will do an eblast out on 18<sup>th</sup> as per Phil’s request. Only thing we need from board is volunteers. The more the merrier.
- File Organization – Carrie Webb - *Tabled til next meeting*
- SAU Audit – Carrie Webb - *Tabled til next meeting*
- New Gas Card – Carrie Webb – I got a house account set up at Short Stop in Garfield. I have Jon Testut, Kirk Schuenemann, Ryan Walker and Jason Testut on a gas ONLY account. Receipts need to be turned into office.
- Annual Meeting questions that were presented to Judge Moehring – Carrie Webb – I have emailed Moehring about those. All I have gotten in response is his secretary is forwarding the questions to him again. Phil Williamson had asked about the concrete culverts that were delivered and later they were picked up. He wants to know why and when the culverts will be installed as promised. Also, Property Owners on Cedar Forest noted the county had done an overlay in a new way that caused tilting and the caused the water to rush. They wanted to know what they are going to do to fix that. Judge Moehring was supposed to get with engineer and get back with us. As soon as I get any answers, I will report.
- Postcards – Carrie Webb – We have postcards that are very old. I would like permission to donate to schools to be used as Letters to a Soldier Program. The board agreed. Carrie will reach out to area schools.

A motion was made to adjourn and move to Executive Session.

M/S/C                      Hugh Fenner/Kirk Schuenemann /Unanimous

**Adjournment at 8:45pm**

**The next Board Meeting will be May 13, 2019 at 6pm.**

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Carrie Webb, President

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Jon Testut, Vice President

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Wayne Gunnels, Secretary/Treasurer

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Mary Gray

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Hugh Fenner

\_\_\_\_\_  
Kirk Schuenemann

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Bill Beavers