

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

**Board Meeting Minutes**

**June 12, 2017 @ 6:00pm**

**Call to Order of Regular Meeting 6:00pm**

**Trustees Present:** Corey Maish Phil Williamson  
 John Buhr Mary Gray  
 Randy Haley

**Trustee Absent:** Jon Testut Ben Hebert

**Approval of Agenda**

M/S/C Phil Williamson/Randy Haley/Unanimous

**Approval/Discussion of May 8, 2017 Minutes**

M/S/C Phil Williamson/Mary Gray /Unanimous

**Member Comments: (2 minutes per person; 15 minutes' total time allotted)**

- Steve Bray – Airstrip – New pole and flag looks good. Suggestion to keep one for spare.
- Regina Boatright – NO SHOW
- Marty Sauer - NO SHOW
- Ron Lyon – Opposed to not allowing fireworks on airport runway.
- Hugh Wagner – Was there to support the sign put up for Whitney Mountain Chapel.
- Ken Buchheit – Thank you for the card.

**Treasurer Report/Financials – Phil Williamson**

May 31, 17

**ASSETS**

**Current Assets**

**Checking/Savings**

1000 · CASH IN MONEY MARKET - 0172	123,039.42
1001 · CASH IN CHECKING - 7265	12,794.35
1003 · ARVEST CAPITAL IMPROVEMENT 0743	
1003-A · AIRSTRIP IMPROVEMENTS	1,000.00
1003-B · COMM BLDG IMPROVEMENTS	1,000.00
1003-C · VILLAGE HALL IMPROVEMENTS	1,207.56
1003-D · REC CENTER IMPROVEMENTS	5,114.66
1003 · ARVEST CAPITAL IMPROVEMENT 0743-Other	<u>21,184.26</u>
<b>Total 1003 · ARVEST CAPITAL IMPROVEMENT 0743</b>	29,506.48
1007 · CASH CONTINGENCY M/M FUND 9016	52,792.57
1010 · BUILDING DEPOSITS	<u>29,675.00</u>
<b>Total Checking/Savings</b>	247,807.82

**May Profit and Loss - Actuals vs. Budget**

**Year-to-Date Summary**

	Account	May Actuals	May Budget	\$ Diff
Assessment Income	4000	\$7,119	\$1,572	\$5,547
Total Income		\$9,966	\$4,476	\$5,490

YTD - May Actuals	YTD - May Budget	\$ Diff
\$189,140	\$180,977	\$8,163
\$204,479	\$187,667	\$16,812

Maintenance	7200	\$5,243	\$4,995	\$248
Rec Center	7400	\$3,177	\$7,623	-\$4,447
General & Admin	7500	\$4,169	\$5,549	-\$1,380
Community Building	7600	\$570	\$1,079	-\$509
Roads	7700	\$2,051	\$1,137	\$914
Capital Improvements	7900	\$0	\$0	\$0
Total Expenses		\$15,210	\$20,384	-\$5,173

\$17,195	\$16,602	\$592
\$13,703	\$12,624	\$1,078
\$24,025	\$31,702	-\$7,677
\$3,013	\$6,549	-\$3,538
\$7,906	\$6,068	\$1,837
\$17,981	\$32,150	\$14,169
\$83,646	\$105,696	\$21,181

**Income:**

Assessment income exceeded forecast by \$5,500.  
Total income also improved with the sale of a lot in PMR.

**Maintenance:**

Spring Clean-Up was \$528 over forecast; however, donations were \$485 over forecast  
- So, the net was only-\$33 to the Village  
Equipment Repair much higher due to the Zero Turn mower.

Note: There will be approximately \$750-800 expenses hitting the June actuals for work completed in May  
Mowing costs were over forecast for LBV and Deerwood

**Rec Center:**

Total expense was lower than budgeted due to:  
Tennis Courts - \$0 in expense on a budget of \$2,000  
Pool Repair - \$80 in repair on a budget of \$2,000

Notes for June expenses –  
Invoices totaling \$3,500 for pool opening

**General Admin:**

Note for June expenses -  
Paid the invoice for the annual audit of \$1,500 Budgeted \$1,750 in April  
Will see expenses in Legal for Lien filings around \$550

**Community Building:**

Note for June expenses –  
Discussion on leaks in the Village hall and costs to repair.

**Roads:**

Exceeded budget due to PMR road repairs.

**Year-to-Date Actuals Summary Compared to Annual Budget - High Level Analysis:**

**Income:**

Total income year-to-date thru May, we are within \$5,200, or 3%, of the total annual income!

	Actuals thru May	Annual Budget	Diff
Total Income	\$204,479	\$209,750	-\$5,271

	Actuals thru May	Annual Budget	Diff
Expenses:			
7223 - Maint/Repair	\$4,227	\$3,000	\$1,227
7251-A LBV Mowing	\$1,070	\$1,000	\$70
7251-C LBV Tree Trim	\$2,396	\$1,000	\$1,396
7526 Software	\$368	\$100	\$268
7701 Equip Rental	\$4,453	\$1,500	\$2,953
Total Expenses	83,646	242,600	158,954

} Implies no funding left in these accounts

**Motion to accept financials as presented.**

M/S/C                      Randy Haley/Corey Maish/Unanimous

***Trustee Reports:***

**ACC Liaison** – Jon Testut

**Date:** June 5, 2017            **Time:** 9 AM                      **Location:** LBVCA Conf Rm

- **Present:** Hugh Fenner, John Niernberger, Tom Pedano, Hugh Fenner, Sam Reynolds, Rich Brundage, Deb Overstreet, Jon Testut
- **Absent:** Jim Haguewood

**Meeting Notes:**

- Accepted Deb Overstreet as new member by motion and unanimous vote
- Nominated and elected John Niernberger as new Chairperson by motion and unanimous vote
- No applicant applied in person
- Corey Cannon: Has not yet complied with application paperwork submissions
- Carl VanDorn: No contact
- Paula Moore: Modular Home question
- Dawnya Thorp: Cattle fencing
- Letter to be sent to Benton County Planning asking for update and clarification as to sub-size housing project (tin home, container home, tree houses, etc)
- Anticipate adding tree house project criteria and ‘Tiny Homes’ prohibition to BS&P after response from BC.

**Airstrip** – Jon Testut, TA

Weather and opportunity has prevented weeding and tarring of runway surface. In process of replacing windsock. Pole being repaired.

**Community Building** – Mary Gray, TA

*Update on rock wall leaks in the basement:*

On May 17<sup>th</sup>, I met with Matthew Clay, a Waterproofing Project Manager from Harness Roofing, Inc.

After the rain on May 20<sup>th</sup> Matt inspected the leak areas and could not find any moisture. It appears to only leak during a wind driven rain blowing against the northeast side. I have attached his proposal to seal the obvious culprits, the two open wall penetrations and coverings on the masonry wall. The proposal is for \$985.

**A motion to accept the bid as written.**

M/S/C                      Phil Williamson/Randy Haley/Unanimous

**Covenant Compliance & Review**

Phil Williamson, TA – LBV

Nothing new to report.

Corey Maish, TA - PMR

Nothing new to report.

**Legal and Insurance** – Phil Williamson, TA

Legal

Lost Bridge Village– Illegal Outbuilding on property. Legal papers were finally served on May 22, which now starts the 30/60-day calendar.

Will be filing approximately 29 liens in June for non-payment of assessment fees.

### **Insurance**

- Nothing to report

### **Library** – Mary Gray, TA

- Nothing new to report

### **Parks and Recreation** – Corey Maish, TA (John Buhr)

This month we had an outstanding amount of help from the community getting the pool up and going. The state came out and did their inspection the pool is officially opened. I am looking forward to the adult swim on Thursdays

### **Political** – Ben Hebert, TA

- Nothing to report

### **Property & Marketing** – Ben Hebert, TA

- Nothing to report

### **Roads & Maintenance** – John Buhr, TA/Jon Testut, TA/Randy Haley, TA (PMR)

#### John Buhr, TA (Lead)

This past month has been focused on storm clean-ups and catch up on roadway edge grass cutting, general area mowing and sporadic tree trimming. We were able to fit up the chipper to another tractor resulting in a convoy for tree trimming with one tractor cutting and the second chipping. This allows us to clear/clean more based on efficiencies.

There were numerous individual requests that were followed up on in addition to spending time at both the Community Building and the Recreation Center/Pool preparing them for the Memorial Day holiday.

We are happy to report that the zero-turn has been repaired and is now operational. This is huge, as it is the best equipment type for a majority of our mowing areas. The left drive and pump was replaced as well as new tires. During this upcoming month, it will get a lot of use.

#### Jon Testut, TA

- Hustler Zero Turn mower LH wheel motor repaired; LH hydro pump replaced; replace both drive tires; unit back in service and functional.
- MF 451 sickle bar mower replaced drive universal joint; unit back in service and functional.
- New Holland Tractor BMR41 replaced bucket hydraulic hose; unit back in service and functional.
- Bush Hog SQ84 twin blade deck mower repaired support A-frame; unit back in service and functional.
- Service truck hitch support framing repaired by outside welder; unit back in service and functional.
- Rotary Broom guide wheels in need of replacement (\$150)

#### Randy Haley, TA (PMR)

Nothing to report on Tenderfoot at this time, have not been able to move rock out of the China Hollow creek bed at this time, too much other road work with the storms we have had blowing through.

I was able to get a hold of Regina, I let her know we would be looking and working on the road as soon as we can get caught up with our normal roadwork. I gave her my number and told her she could call anytime. I will keep her informed as we progress

### **Security Patrol** – Phil Williamson, TA

#### **LBV:**

The past month someone has removed the gate to burn pile three times. They are going to the trouble to loosen the gate hinges in order to remove the gate. So far, the gate has not been damaged. If you happen to be driving by the entrance to the burn pile on West Airport Road and see someone tapering with the gate, please call me at 479-721-7151. I will contact the Sheriff's Department to report the incident. If you can get the license plate number that would be most helpful.

**PMR:**

Nothing new to report.

**Social Committee** – Mary Gray, TA

The April Spring Fling/Armed Forces Day social was a great success. Ted Tidwell and the Second Wind Band hosted the social and provided music. Fifty-two guests enjoyed great food and music.

**Social** – Mary Gray, TA

Mike & Marty at the pool. The Social Committee will host the social in conjunction with Adult Swim night on Thursday, June 15, 2017 5:30 p.m. Bring a dish to share. If it rains the music will move inside.

**Tech Support** – Jon Testut, TA

- Continued progress on construction of EMS Communications Tower
- Working towards providing more efficient and economical telephone/fax/internet services.
- Expecting CenturyTel to provide doubling internet speed to 20MBPS trial period. Cost \$10/month
- Expect Library Entrance lock keypad may need replacement. Am working with supplier for price and availability.

**Water & Sewer Liaison** – Ben Hebert, TA

- Nothing to report

**Old Business (Status Update):**

- Zero Turn Mower – Jon Testut
  - Emergency Repairs – John Buhr reported the mower is back in service. It is estimated it took \$3-4,000 to repair.
- Covenant Change - Phil, Mary, and Jon will read over the rest of the covenants to check for typos and get back with Tamy.
- Leaks on wall in basement – Mary Gray (See Community Building above)
- Ben needs to look at gutter where it was leaking and report back to Mary – Ben Hebert-completed – no leaks
- Increase Property for sale – Ben Hebert - Would like to raise all the lots to reflect lowest price as \$1,000. There are only 2 of them under \$1000. Will discuss after some research at next meeting. Will look at list for new assessments for lots and get back with the board. Tabled
- The shed still on PMR U7 283 – Phil Williamson - The guy was served on May 22<sup>nd</sup>. June 22<sup>nd</sup>, we can move the shed. Discussion of how to move to LBV property. Randy to talk to person interested in purchasing shed. July 22<sup>nd</sup> LBV will own shed and will sell for cost of lawyer fee.

**New Business:**

- Board accept new ACC Member (Debby Overstreet) and new Chairperson (John Niernberger).

**A motion to accept Debby Overstreet as a new ACC Member and John Niernberger as new Chairperson.**

M/S/C

Phil Williamson/Corey Maish/Unanimous

- Reimbursements of Board Members – After a brief discussion, it was decided that board members would be reimbursed the 1<sup>st</sup> and 3<sup>rd</sup> Thursdays of the month. The expense needs to be turned in by Tuesday for processing.
- Garbage disposal/faucet for the kitchen in the Community Building – Mary will go to Lowes and pick up a garbage disposal and faucet. John will check to see if Ben could install.
- Office Furniture – John Buhr – Would like to get rid of the yellow chairs in President office. They are dated and you sink to the floor when you sit in them. After a brief discussion, the dated furniture could be removed.
- Commitment tracking (handout) – John Buhr – We need to make sure the committed dollars are realized when the TA is looking at his actual expense when figuring his budget balance. The expense may not show up for a month.
- Donation funding management – John Buhr – If you get any donations for specific item, use it in the year it was donated if at all possible. This would help in carrying over donations from year to year which may cause confusion. The donation is to stay pure to what it was donated for.
- Written Communications (handout) – John Buhr – Board members should first call then if necessary, a letter. Written correspondence should come from President, Treasurer, or Trustee responsible for Covenant Compliance and Legal Trustee unless authorized by the President. All correspondence will have at least 2 Board Members engaged. ACC correspondence should come from the ACC Chairperson and also have at least 2 ACC Members engaged.
- Web Site – John Buhr – Would like to see a group set up that includes Jon and Ben along with Mary to look at other websites and get ideas of how to revamp our website to make it more user friendly and such. Look at other websites to get ideas. Would like Mary to lead the core team along with others but need Jon for IT side and Ben for Property side.
- Church Cross and Sign – John Buhr – A cross and sign has been put up at the entryway of the church. There is no paperwork or anything so John Buhr met with Wally Ake and said there was an oral agreement with previous pastor and chairperson to put a statue in front of the church and then put a sign and cross at the entrance. This has now completed the project. The cross and sign are on village property. The cross placement is in compliance with Benton County set back requirements. So, there is no issue with Benton County. The sign violates Article IX Section One and Four of the LBV Covenants. After a brief discussion of Whitney Mountain Chapel is considered a destination point for signs on Hwy 62.

**A motion made to accept an exception for the cross and sign at the church entrance.**

M/S/C Phil Williamson/Mary Gray/Unanimous

- Security Camera for Rec Center – Corey Maish – On the 4<sup>th</sup>, 6<sup>th</sup> and 10<sup>th</sup>, there has been someone or several people who come in and drank part of water leave it on pool table and go get another water from fridge. There has been no payment in the honor box. They seem to leave a mess when they are there.

There was also instances where Corey has been called because there are ATV's parked at the rec center. Board suggested the caller call Benton County Sheriff next time an ATV is parked at the rec center.

Would like security camera to make sure this doesn't go any further. It is more of a liability issue not a trust issue. After a brief discussion, it was agreed to have Corey check into the price of a security system and get back with the board.

**A motion was made to adjourn.**

M/S/C Phil Williamson/ /Unanimous

**Adjournment at 8:10 pm**

**The next Board Meeting will be July 10, 2017**

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John Buhr, President

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Phil Williamson, Secretary/Treasurer

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Randy Haley

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Ben Hebert

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Jon Testut, Vice President

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Mary Gray

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Corey Maish