

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

**Board Meeting – TA REPORTS**

July 9, 2018 @ 6:00pm

Call to Order of Regular Meeting by President John Buhr @ 6:00 pm

Trustees Present:      John Buhr, President      Mary Gray  
                                 Jon Testut, VP              Phil Williamson  
                                 Hugh Fenner

Trustees Absent:        Carrie Webb                  Ronnie McClellan

Approved with an addition to Old and New Business/Discussion Agenda

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

Approval/Discussion of May 14, 2018 Minutes

M/S/C                  Jon Testut/Phil Williamson/Unanimous

Approval/Discussion of June 11, 2018 Minutes

M/S/C                  Jon Testut/Phil Williamson/Unanimous

**Visitors:**

Jim Haguewood – Asked about property FHS B1 25 & 70. It has gone from bad to worse. Stated that lot 70 had been clear-cut. The board asked what he suggested. He wanted LBV to clean up and present owner with bill. If he doesn't pay, put a lien on his property. Phil Williamson stated he had already talked to the property owner and they agreed to first part of September to have all it cleaned up. Phil will confirm the schedule with the property owner.

Jim also talked about the recent "crime wave". The board assured Mr. Haguewood, there is not a crime wave as he stated. Benton County are handling the 3 incidents, it is nothing LBV is involved in.

Russ Lamer – Talked to the board about trimming the trees behind the office and further down like they did on dogwood. Said people come up top to see the view so would be good for the village. John Buhr said he would have to look at the property lines and see if we can get the owners approval.

Bob & Patti French – Said they sent an email about the fireworks. Hugh Fenner had went over and checked their roof and said it looked ok. They thanked the board for the pool upkeep, it looks great! They do not want the tennis court next to their house. They are concerned about taking out the trees. They are a buffer zone for them. Bob read a note he prepared. It stated it will be hotter and windier with a concrete slab. Stated it will be like a prison yard. John Buhr stated that the tennis court is still up in the air.

Treasurers Report

Jun 30, 18

ASSETS

Current Assets

Checking/Savings

1000 · CASH IN MONEY MARKET - 0172	109,239.19
1001 · CASH IN CHECKING - 7265	15,887.67
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	<u>20,463.98</u>
Total 1003 · ARVEST CAPITAL IMPROVEMENT 0743	29,529.78
1007 · CASH CONTINGENCY M/M FUND 9016	52,911.87
1010 · BUILDING DEPOSITS	<u>29,650.00</u>

Total Checking/Savings 237,218.51

June Profit and Loss - Actuals vs. Budget					June Year-to-Date Summary				
	Account	June Actuals	June Budget	\$ Diff	YTD - June Actuals	YTD - June Budget	\$ Diff	2017 Annual Budget	% of Annual Budget
Assessment Income	4000	\$2,846	\$5,562	-\$2,716	\$195,428	\$188,510	\$6,918	\$196,500	99%
Donations	4100	\$3,045	\$810	\$2,235	\$6,794	\$3,630	\$3,164	\$5,200	131%
Total Income		\$9,342	\$8,244	\$1,098	\$214,214	\$201,906	\$12,308	\$216,866	99%
Maintenance	7200	\$4,424	\$5,610	-\$1,186	\$23,850	\$27,295	-\$3,445	\$55,354	43%
Rec Center	7400	\$9,626	\$4,994	\$4,632	\$20,469	\$21,197	-\$728	\$33,775	61%
General & Admin	7500	\$4,664	\$6,519	-\$1,855	\$35,471	\$43,222	-\$7,752	\$93,640	38%
Community Building	7600	\$1,269	\$982	\$287	\$7,924	\$5,888	\$2,036	\$11,780	67%
Roads	7700	\$937	\$1,853	-\$916	\$5,455	\$10,406	-\$4,951	\$18,317	30%
Capital Improvements	7900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Expenses		\$20,921	\$19,958	\$962	\$93,169	\$108,008	-\$14,839	\$212,866	44%

Income:

We are closing in on total assessment income and total income for the year and we are half way thru the year.

Expenses:

Total expenses were in line with the monthly budget. The big hit came to expenses associated with getting the pool up and running.

We need to keep an eye on both the rec center and community building expenses. We are half way thru the year and both of these areas over 60% of their annual spend.

	# PAST DUE	Feb 2018 Finance Charge	2018 Maint Billing 12/15/17	Prior Year Past Due	TOTAL	LIENS
		1 - 90	91 - 160	> 160		
CAC	1	\$231	\$336	\$1,976	\$2,543	1
CCA	7	\$763	\$1,104	\$6,521	\$8,388	4
DWD	7	\$707	\$1,120	\$5,952	\$7,779	3
FHS	18	\$1,233	\$2,700	\$9,481	\$13,414	10
LBS	14	\$631	\$2,688	\$3,617	\$6,936	6
MOU	15	\$1,097	\$2,819	\$8,152	\$12,068	7
PMR	70	\$8,460	\$10,389	\$70,819	\$89,669	32
WMT	5	\$179	\$832	\$955	\$1,966	1
TOTAL	137	\$13,300	\$21,989	\$107,473	\$142,762	64

Motion was made to approve June's Financial.

M/S/C

Mary Gray/Jon Testut/Unanimous

## ***Officers Reports:***

### **President – John Buhr**

- No Report

### **Vice-President – Jon Testut**

- Nothing to report

## ***Trustee Reports:***

### **ACC Liaison – Jon Testut**

**July 9, 2018**

**Minutes:** June 4, 2018 ACC meeting minutes: Approved with minor correction of Jim Haguewood as present that day.

M/S/C Kirk Schuenemann/Jeramy Webb/Unanimous

- PMR U1 68 – New Home  
Property owner presented plans for a new home to be built on the original home site that was recently destroyed by fire. Total square footage will be around 2500 square feet and construction is to begin as soon as permits are issued. Project was approved. A \$5000 performance deposit and a \$200 application fee were collected. Jeramy Webb was assigned to this project

M/S/C John Niernberger/Jim Haguewood/Unanimous

- LBS B2 22 – New Home  
Property owners presented plans for a new home of approximately 1800 square feet. Exterior to be vinyl with stone accents and metal roof. A builder has not been retained at this time. Owners were asked to provide the Committee with more information regarding the placement of the house on the lot to better determine if set-back/easement guide lines were being met. Requested info will be emailed. \$5000 performance deposit and \$200 application fee will apply and be collected upon approval. Kirk Schuenemann will oversee this project when application process is finalized.

**TA Report:** None

### **Chairman Report:**

John Niernberger talked with Jim Branahan, Benton County Head Inspector, regarding criteria for having to acquire a permit vs. no permit for deck repairs. Mr. Branahan stated that the only time a permit would be required is if you were totally rebuilding the deck or if you were changing the footprint of the deck structure.

John Niernberger will meet with a property owner regarding a small 8 x 10 cedar sided shed (no electric or plumbing). No Benton County permit is needed; however, an LBV \$25 application fee and \$75 performance deposit is required.

### **Discussion Items:**

Building Extension Issuance/Additional Fees/Violation Penalties: These topics will be revisited at next month's meeting.

**Member Reports:** Spreadsheet review of the active building projects.

**New Business:** FYI: Kirk Schuenemann informed the Committee that the property at the corner of Tenderfoot and Posy Mountain Drive is being cleaned up.

**Old Business:** None

Next meeting will be: August 6, 2018, at 9:00 AM

### **Airstrip – Jon Testut, TA**

- Nothing to report

**Community Building** – Mary Gray, TA

John Buhr reported that after the last rain the exterior wall was leak free. The leak has been an on-going problem for many years. The Hobbits donated \$200 to purchase a knife set or whatever we need for the kitchen.

**Covenant Compliance & Review**

Phil Williamson, TA – LBV

Nothing new to report

Ronnie McClellan, TA – PMR

- No report turned in

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

Legal

Nothing new to report

Insurance

Nothing new to report

**Library** – Mary Gray, TA

- No report turned in by Librarian

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

Pool is doing great; no breakdowns and attendance has been increasing each day. With the policy of greeting each person and making sure that their property dues have been paid, we have been able to make a dent in that problem.

Discussed how many people per household to let in due to too many children not being watched by 1 adult. Hugh reported the toilets have be sabotaged and also reported a juvenile throwing dirt and rocks into pool through the fence.

4<sup>th</sup> of July preparations have all been made. Thanks to everybody for their help and support.

Tennis court negotiations are moving along. Have asked for figures to repair existing courts, in case we have to fall back on that option.

Again, thank everyone for their help. I could not do it without you!

**Political** – Carrie Webb, TA

- No Change

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

- No Change

**Roads & Maintenance** – John Buhr, TA/Jon Testut, TA/Ronnie McClellan, TA (PMR)

John Buhr, TA (Lead)

PROJECTS:

1. Community Building:

Community Building south wall water leak has been repaired with the completion of installing a new French Drain. The scale of this project became larger than originally anticipated. During the past two rain storms there has been no water inside the building.

2. Cross street culvert management on Dogwood:

We continue to work the five targeted areas however it's not scheduled work and will continue working these as time allows. The holding ponds and water travel channels have been completed but we still need to lay riprap and place the inlet debris catcher chain link fence. We have all the materials on hand.

3. Boat Ramp Concrete Repair:

The boat ramp had a couple of areas repaired by installing rebar for strength and placing concrete to areas that have failed.

**GENERAL:**

1. Mowing and roadway tree trimming:

Mowing of all the roadways has been a priority including the Community Building and Rec Center. This has been completed with the July 4th holiday approaching. Roadway tree trimming is scheduled to continue on the 5th and 6th of July to close out the week targeting low hanging branches. During the remainder of July, we will target Tier One roads.

2. Burnpile:

We will need to have a large-scale burn based on the volume of debris on site. This scheduled burn will be in conjunction with chipping and general cleanup. This may become a standard operating procedure based on volume however we hope to keep actual burning to a minimum.

3. July 4<sup>th</sup>:

The Rec Center grounds have been mowed and sprayed and are ready for the holiday.

4. Maintenance truck repairs:

Repairs are needed for the lift bed to operate. We have separated the motor battery from the lift bed battery as the was a drain and the truck needed to be jumped. We are also replacing the lift bed motor as it becomes extremely hot with operating and may be the root cause of the battery drain. At this time, the truck is operational however the lift bed is out of service.

Jon Testut, TA

- Village truck needed replacement dump body lift motor. Ordered and will install when receive.

Ronnie McClellan, TA (PMR)

- No Report turned in

Security Patrol – Phil Williamson, TA

LBV:

Still have an opening for a Captain in Zone 2.

PMR:

- Nothing to Report

Social – Mary Gray, TA

The social on June 2, 2018 was a fun evening. We had around 45 attend the event. Music was provided by the Lost Bridge Trio.

Tech Support – Jon Testut, TA

- Nothing to report

Water & Sewer Liaison – Carrie Webb, TA

- No Change

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

*July 9, 2018 Board Minutes*

- Covenant Change - Phil, Mary, and Jon will read over the rest of the covenants to check for typos and get back with Tamy. Phil reported that the attorney said only what has changed needs to be filed. Tamy is to proceed with the changes.
- LBV Communications Progress Leadership Team – John Buhr – nothing reported
- Bylaw review and update Leadership Team – John Buhr – John reported he is redoing and will get the first draft out for review next week.
- Facebook/Websites Leadership Team – Carrie Webb – Carrie is to do an overview for Board
- Credit Card Limit/Responsibility – Phil Williamson – Phil had sent out a credit card procedure to board:

Step 1: Tamy will track each time someone uses the card. Meaning she will log your name and date of check out. DO NOT TAKE CARD FROM OFFICE WITHOUT LEAVING A NOTE FOR OFFICE ADMIN AS TO WHEN YOU TOOK THE CARD AND RETURNED IT WITH A RECEIPT!

Step 2: When you return the card, she will log the date and amount and was a receipt provided.

Step 3: Should the person using the card fails to provide the receipt at the time of check in - they will lose their right to use the card.

Step 4: If that person loses the right, they will have to use their own funds to make a purchase and to get reimbursed they MUST provide a receipt to get paid.

Step 5: If making a purchase on-line - then let Tamy know and how much. Receipt needs to be turned in as soon as possible for all on-line purchases.

Motion was made to approve the Credit Card Limit/Responsibility.  
M/S/C Mary Gray/Phil Williamson/Unanimous

**New Business:**

- None

A motion was made to adjourn.

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

**Adjournment at 7:35pm**

**The next Board Meeting will be August 13, 2018.**

\_\_\_\_\_  
John Buhr, President

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Jon Testut, Vice President

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Phil Williamson, Secretary/Treasurer

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Mary Gray

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Ronnie McClellan (absent)

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Carrie Webb (absent)

\_\_\_\_\_  
Hugh Fenner