

Welcome & President's Message – John Buhr

## **Welcome to this 47<sup>th</sup> Annual Lost Bridge Village Annual Meeting**

**Thank you for spending some of your Saturday with us today.**

If you want an electronic copy of today's presentation, please write your name and email information on the back of the agenda and turn in and we will be happy to send it to you. We have a lot of information to go thru and there will probably be questions. We will answer a couple of questions after each trustee report for about 5 minutes and then move on. If there are more questions or items that need to be covered, let's schedule a follow up next week. This way we can respect people's time and finish in a timely manner.

### **Special Thanks**

We would like to thank all of you who participated as a volunteer during this past year and or both gave generous donations during this past year. We accomplished a lot with your help.

### **History**

- 1967 Lost Bridge Subdivision was created comprising of 1000 acres
- 1969 Lost Bridge Village Incorporated was established
- 1971 Lost Bridge Village Community Association (LBVCA) Incorporated was established
- 1973 Posy Mountain Ranch was created comprising of 1300 acres
- 1974 Lost Bridge Village Suburban Improvement District (Utility District) was established – Water and Sewer services

LBVCA is comprised of separate geographical locations:

1. Lost Bridge Village
  - Country Club
  - Forest Hills
  - Moulder Hollow
  - Whitney Mountain
2. Deerwood
3. Cedar Forest Acres
4. Posy Mountain Ranch (PMR)

We work off of annual budget of \$211,000 (Presentation Slide has the breakdown of areas).

Couple of years ago we started building a relationship with Judge Barry Moehring and Benton County Roads

- LBV Roads and Maintenance meet on a six-month cycle to review completed work and identified new roadway work with Benton County Roads

Roadway work Completed in LBVCA in 2017

- Slate Gap roadway barriers
- Repaving of Pine, Lake Ridge and the interface of Elm to East Airport
- Grading/Roadway patching
- Signage per LBVCA requests

Jay Fraiser and Steve Trogdon are here from Benton County Roads Department. You have probably meet them at the Garfield (NEBCO) Town Hall Meeting.

Benton County provides to LBVCA a stockpile of sand and salt for winter conditions.

Benton County also provides us with dirty base for roadway fill repairs and rip-rap for culvert water flow channels.

QUESTION: Have made several requests to the county to get Stoney Ridge paved, where are they at on this?

ANSWER: We will get to this in a minute.

Introduction of Jay from Benton County.

We cannot come in and do every road or request, we just don't have time to do all of it and have limited funds. We have a 5 year plan that is put out on our website (Benton County Website). This year we will be working on a \$140,000 project in Posy Mountain. So with our limited budget and 1,400 miles of road you will have to be patient until we get to your road.

QUESTION: We have a new judge, how does he decide what gets worked on first?

It is a data base driven; road counts, school busses, and emergency services. Wimpy Jones road, because everyone knows that 62 gets shut down when there is an accident between Garfield and Gateway. They want a bypass road for emergency services. Talked about road builds in West part of county for fire department and new high school. This is how the Judge prioritize things.

John Buhr said he has put White Oak on the list to be repaved. This might not happen this year but maybe next year. We can add Stoney Ridge to that list and other roads that have a lot of people and houses. If there is anything that you feel needs worked on, let us know so we can put it on our radar screen.

QUESTION: I know this is not part of the village but on 127 where the runoff is getting so bad where is sinking in on the side of the road, is that part of Benton County?

ANSWER (from Benton County Rep): That is the State Highway Department, you need to contact them.

QUESTION: When the Water department cuts a road who is responsible for the repair of the road?

ANSWER (from Benton County Rep): Water Department.

The problem at Oak Leaf and Black Oak is being addressed and should be fixed within the next week or so. All 3 parties, Water & Sewer Department, Benton County and LBV met to discuss the problem in this area.

Jay introduced the rest of the department attending meeting. Steve Trogdon, is the road superintendent and is my right hand man. If I cannot be out here, he will be. Steve he is our Road Superintendent. He is stationed at our Garfield Shop.

QUESTION: What are the white flags?

ANSWER (from Benton County Rep): It is marking utilities before a culvert is put in.

Other relationships we are working on is with NEBCO. Unfortunately the fire Chief Rob Taylor could not be here today.

Slides shown from NEBCO – their income and expense.

There is a need for 6-8 guys to volunteer take care of the NEBCO Fireboat.

Couple of items to talk about before we get to the Election Results. For the ballots, we have an electronic data base that we get the distribution from. There is an excess of 900 people in the Electronic Data base. From that list we put everything in an enveloped window and take it to the United States Postal Service (USPS) for distribution. All of our written communications and billings are taken to USPS for distribution. This is the procedure we follow and it has worked in the past so there is no need to change our procedure.

**Results: Trustee Election/Covenant Proposal – Ben Hebert**

This year on the committee, we had Mr. & Mrs. Wagner and Mr. & Mrs. Shade. A big thank you for our counting committee. I now turn it over to the Election Chair, Mr. Wagner

Hugh Wagner, Election Chair – First off, I would like to thank the board for all their hard work this past year. I would also like to thank Ted Tidwell who was the Election Chairman for many, many years.

I would like to thank Sandy Gamble and Ronnie McClellan for their willingness to serve on the Village Board. The successful candidate who received the most votes was Ronnie McClellan. Again, thank you to both of you for your willingness to serve on the Board. Now the results on the Manufactured Homes in Posy Mountain and Deerwood. The Yes votes were 128 and the No votes were 91. The Yes votes carried this change. Thank you to all of you who voted and the committee for helping count.

There was much discussion and questions from the audience. It was decided to have a separate meeting to address these questions the following week.

### **Treasurer's Report – Phil Williamson**

#### **Treasurer General Statement:**

Basically, we managed the budget within in expectations. The spring storms created many opportunities and challenges. At the end of the year we actually had nearly \$11,600 left in our checking account, which will be transferred into our Contingency Money Market savings account.

#### **Income:**

1. Assessment income was right on target with the budget.
2. Total income exceeded our budget.
3. Comparing 2017 to 2016 (not on slides)
  - a. Total Income in 2016 was \$236,750 in 2017 \$225,781
  - b. Assessment Income in 2016 \$217,511 in 2017 \$200,704 – difference due to amount of past due assessment fees collected
    - i. In 2016 we filed 60 liens for past due accounts, this past year a total of 23 liens were filed.
    - ii. We did collect \$4,500 in past due fees on these liens.
  - c. Donations in 2016 was \$6,960 in 2017 \$13,704 – increase due to the generosity of residents donating for the Pool Renovation Project.

#### **Expenses:**

1. Overall total expenses were lower than budgeted amount. However, this is somewhat misleading as we incurred large expenses in different areas. In no particular order:
2. Water Leaks:
  - a. The Recreation Center had two leaks contributing very high-water bills for a couple of months this past summer. Leaks were repaired at a cost of \$1,800.
  - b. There was a problem with water leaking into the basement of the Community Building. This was repaired at a cost of \$1,000. Since the leak around the foundation has been fixed we have not had a significant rain event to see if the leak has been truly fixed.
3. Maintenance Budget:
  - a. After the spring storms (end of April into May) the maintenance budget was negatively impacted. Lots of hours were spent cleaning up the roads and tree debris.
4. Equipment Repairs:
  - a. Several repairs required on the tractor. This past December the Board decided to trade in the New Holland tractor and purchased a John Deer tractor.
  - b. The Zero Turn mower required repairs throughout the year.
  - c. The pool pumps had to be replaced this past summer to the tune of \$700.
  - d. The fan motor on the AC at the Community Building failed and a new one had to be installed.

5. Besides the procurement of the John Deer tractor there were other major purchases this past year that were not budgeted for, but we were able to manage the expenses to allow for these purchases:
  - a. Wood Chipper
  - b. Leaf Shredder
  - c. An additional trailer to assist in tree and leaf removal
  - d. New power saws to assist in managing the trees in the Village

### **2017 Accomplishments and 2018 Key Projects – Trustees:**

#### **Administration – John Buhr**

- Achievements
  - Customer and Owner Inquiries / Contact
  - Collection of Annual Assessment Fees
  - Newsletters
  - Written Documentation
    - Reviewed by another Board Member
  - Tracking Board in office
    - All Incoming Communications / requests
  - Letter Folding Machine
  - Cost Control
    - Got a \$90.00 Credit on two cases of copy paper: final cost \$5.98 to LBV
- On – Going
  - Central Filing System
  - Meet publication distribution deadlines
  - Primary office contact
  - 2018 Phone Book

#### **Maintenance – Jon Testut & John Buhr**

- Responsible for Supervising Maintenance Department
- Equipment Maintenance for Roadside and Airstrip Mowing, Snow Plowing, road works, etc.
- In house services
- Equipment purchase and disposal
- Purchased: John Deer 4066R (66/57) 4WDTractor, 7' rotary cutter, chipper (mulch), leaf shredder, PT5 articulating boom sickle bar mower
- Sold: New Holland TC40D (41/35) 4WD Tractor, ditch bank mower, bush hog rotary cutter
  - Achievements
    - Roadway Tiers
    - Cross street culvert study forwarded to Benton County Roads
    - Heavy Rain Recovery (April / May)
      - Roadway clearing / drainage ditches / fallen trees
    - Environmental
      - Chipper and Debris Shredder with Trailer
      - Minimizes Burn Pile Burning
        - Mulch available to owners
    - Winter weather roadways management
      - Weather monitoring
      - Pre-event meeting and strategy development
      - Plowing/salt/sanding
    - On – Going
      - Ben Hebert is the LBVCA full time maintenance employee

- Culvert clearing and runoff water flow reshaping
  - Five Hot Spots on Dogwood
  - Cedar Dr.
- Tier One Roads: tree and shrub trimming/clearing
- Maintenance/Repairs
  - Most are completed by Ben in-house

**Recreation Center – John Buhr**

- Achievements
  - Pool Renovation Project Completed
    - New liner installed / Deck repaired
    - Sealed the Pool Deck
    - Replaced the pump and impeller
    - Donations
  - Purchased an Electric automatic pool cleaner
  - Adult Pool Night (Thursdays in 2017)
  - Plastic Picnic Table replacement
  - Fireworks
    - 17% Product Bonus / DJ for Announcements and Music during show
    - Lost Bridge Marina provide the amplifier for simulcast
    - **Fire Works Show: Wednesday July 4, 2018**
  - On – Going
    - Pool Manager Office
    - Pool skimmers to be sealed
    - Install a Gate from Pool area to BBQ Gazebo
    - Paint BBQ Gazebo to match Rec Center
    - Pole Lights upgrade at pool and Rec Center

**Neighborhood Watch, Legal/Insurance, and Covenants – Phil Williamson**

**Neighborhood Watch:**

List of Zone Captains

1. Recognize all zone captains
2. Call out to Larry Shade for his 25 years supporting the Neighborhood Watch Program
3. Leaving an opening in Zone 2 – contact Phil is interested

Problems seen:

1. During March and April, someone removed the Burn Pile gate on three occasions to place debris on the burn pile. Jon Testut reinforced the brackets on the gates and have not seen a problem since.
2. Complaints about speeding cars on Dogwood, Sherriff's Department stepped up drive-byes to help – Typical problem in the summer months.
3. Animal Control contacted to assist in dogs that were lose in the Village. Deputy met the owner and said if another complaint is received, the owner will be issued a citation. Pets are to be under control of owners.
4. Received a few complaints on barking dogs which was addressed with the owner and resolved.
5. Sheriff's Department contacted twice regarding trespassing on property in the Village. Problem finally resolved.
6. Lastly, the use of key codes in the Village. There were two instances in the past twelve months were someone used a key code not belonging to them.

- a. One was used at the Rec Center where a small amount of vandalism occurred.
- b. The other was this past January where someone entered the Community Building and removed a couple of lamps, hand soap, and tissues.
- c. Both cases were referred to the Sheriff's department.
- d. In both cases, we were not able to identify the perpetrators.

**Covenants:**

1. 2017 saw fewer complaints and violations compared to 2016
2. Usual suspects – cleaning up property continues to lead the majority of complaints – most have been successful – still working with others to resolve the problem
3. Remind residents that parking cars on the streets over an extended period is a violation – had a couple of complaints this past year – all complied and moved vehicles.
4. Dogs are to be under control of the owners – (also addressed in the Neighborhood Security Section)
5. After several months and going to court, we were successful in having an outbuilding removed from property over in Posey Mountain.
6. Sent out letters to three property owners whose structures were dilapidated requesting resolution to fix. One owner actually had his structure raised. The other two required intervention from the Benton County Environmental Control office. One of the structures was deemed habitable. The other one, Benton County required the building be boarded up which was completed. This home is in probate until mid-2019, which means not much can be done till that time.

**Airstrip, Tech Support, and Web Site – Jon Testut**

**Airstrip:**

Most visible LBVCA Amenity

Airstrip: a stretch of land which has been cleared so that aircraft can take off and land a runway without facilities

Airport: place where aircraft take off and land, usually equipped with hard-surfaced landing strips, a control tower, hangars, aircraft maintenance and refueling facilities, and accommodations for passengers and cargo  
Established 1969

LBV is desirable retirement destination for pilots

Lost Bridge Village Airport 40AR

VFR only (No published IFR procedures)

Privately owned: Lost Bridge Village Community Association

Elevation: 1440 ft.

Runway surface/ length: Hard/asphalt 3150 ft.

Runways: Land/31 Take-off/13

Obstructions: 20-30 ft. trees 200 ft. from runway edges  
370 ft. hill 300 ft. from end of Runway 31

**Volunteers Assist in Runway Maintenance:**

Treating the weeds and filling the cracks is a job that is accomplished by volunteers...both pilots and non-pilots alike. We have acquired a hot tar machine to fill the cracks, to ensure the longevity of the runway itself. Many thanks for the generous donations of time and money that have made the task a bit easier to complete.

**ONLY AUTHORIZED VEHICLES (EMERGENCY AND MAINTENANCE) ARE ALLOWED ON RUNWAY**

Remember: THE RUNWAY IS ALWAYS ACTIVE Airplanes typically land with engines throttled back...you may not hear a plane that is landing, especially if you are wearing ear buds. WALKING, JOGGING, BICYCLING, PLAYING ON THE RUNWAY MAY BE DANGEROUS.

**Annual Fly-in and Car show**

Sat September 8, 2018  
Food Fun, And Friends  
Car, planes, boats, motorcycles, prizes

### **Technical Support**

#### Equipment: keep everything running

- Office/Lobby/Library Computers (6)
- Large Screen Display (1)
- Video Projector (1)
- Printers/Copiers (4)
- Peripheral Support Equipment (Router, Range Extender)
- Security/Surveillance (3)

#### Duties & Responsibilities:

- Key codes
- Upgrade Software: MS Office/QuickBooks/Office 365
- Modify/Develop Programming as needed
- Maintain/Repair Equipment
- Install New/Replacement Hardware
- Plan replacement/additional software/equipment as needed

#### Webmaster Website LBVCA.COM

- Hits: 3035 mo/37737 yr
- 34 Pages
- Minutes
- Financials
- News
- Announcements
- Fire Alerts
- Socials
- UPDATE Newsletter
- ACC BS&P
- Covenants
- Board Members
- Services
- Maintenance Requests
- CCC reports
- Security patrol
- Phone Numbers
- Area Information

### **Architecture Control Committee – John Niernberger**

I came aboard this year as the Chair. Also, Debby Overstreet and Hugh Fenner join this last year to fill some vacancies along with our other members: Sam Reynolds, Tom Pedano, Jim Haguewood and Rich Brundage. I would like to thank Phil Williamson for his help for when there is a complaint, it sometimes falls under Covenant Compliance.

We meet once a month usually the 1<sup>st</sup> Monday of the month upstairs in conference room. You are welcome to make an appointment with the office. If you cannot come to the monthly ACC meeting, we can meet you some other time, please call and we can make arrangements.

#### This year we have:

- Received **24** inquiries about construction projects in LBVCA
- **12** Approved Applications

- 3 New Homes
- 7 Home Additions, Garages or Carports
- 2 Fence Projects
- Replaced 2 Committee members and a new Chairperson
- LBVCA Covenant clarification to remove the ACC from the “inspector” role and focus on Covenant Compliance only.
- Met with Benton County Development (Building Safety Division) to discuss their protocols, requirements, new trends, and solidified open lines of communication between us. Benton County will NOT issue a permit unless you have something from LBVCA.
  - We have had a couple of events lately about decks. We used to think you only needed a permit if you are changing the footprint. THAT IS NOT THE CASE. Benton County said ***if you are changing just 1 board on your deck, you need a permit. This is a Benton County rule***, so you need to get permit from us before going down to get permit from Benton County.

#### On – Going

- Update Building Standards & Practices
- Answer building and construction questions from current, new, or prospective property owners
- Investigate un-approved construction projects, and recommend appropriate actions to correct violations
- Review requests for variances
- LBVCA Board Member acts as Trustee Advisor (T/A) and oversees ACC actions and decisions

#### **Community Building, Social, Library – Mary Gray/Pat Testut**

Mary Gray is down with the flu, so Phil Williamson gave her presentation

##### Community Building

The Community Building plays a vital role for members of the village.

It provides a wonderful location to host meetings, socials, clubs, receptions, church functions and our wonderful library. In 2017 approximately 220 groups met in the building.

Last year we worked on water leaks that have been an ongoing problem for several years. We are still monitoring the area to ensure the building remains leak free. On February 22<sup>nd</sup> we repainted the basement. This year we will focus on repainting the interior paint for the remainder of the building.

In 2017 received a donation from the Hobbits to replace the garbage disposal & faucet in the kitchen. We also received a donation of \$1,000 from the Lost Bridge Village Community Church and a \$500 donation from Faith Marshall, Lake Country Realty to purchase an outdoor bench for the building. A special thank you for these generous donations.

##### Social Committee

The Social Committee was established to plan and assist with activities and events in the village. We currently have 14 members and welcome new members or host an event.

I would like to recognize members of the committee and thank them for all of their hard work. If you are present, please stand.

In 2017 the committee hosted or assisted with 12 events. We donated \$200 to the NEBCO Fireboat, \$600 to LBV Fireworks and \$200 for the LBV Swimming Pool.

A special thank you to everyone who donated, hosted, assisted, provided entertainment, and attended the events. Your attendance makes these events a success.

In 2018 we will continue to provide gatherings for our community to enjoy. The office has a copy of our treasures report for 2017.



I have another public announcement that came from Patti French who heads up the trash clean up on 127. We just completed that last week. A total of 24 orange bags were filled. Thanks to Melvin and Jamie Schoonover, Jerry and Mari Anne Retallick, Gale and Shirley Harder, Phil and Judy Williamson, Bruce and Mary Bakke, Randy Smith, and Patti French

At this time, I am going to hand over the Library presentation to our librarian, Pat Testut.

### **Library – Pat Testut**

Most used amenity in village. Mission statement: Lost Bridge Village Library is dedicated to providing free library services for our patrons, practical access to our collection, and to provide materials of popular interest to the Lost Bridge Village community.

In 2017: 168 books; 1015 dvds; 167 audio books in circulation were checked out.

Also, in 2017 we have purchased: 118 new books; 46 new movies; 56 new audio books.

PUBLIC ANNOUNCEMENT: If you have a book, dvd, or audio book at home that you have forgotten about, please return these items, so we may add them back to our inventory or we will have to mark them lost or missing. There is no charge or fines.

As of 4-1-18, we will no longer take magazine donations.

We are looking to start something new this year, I don't know if anyone is familiar with Little Free Libraries. Little free libraries are like little houses. There are 50,000 of them over the United States and other countries. There is currently 4 in Rogers and 2 in Bentonville. The purpose of them is to put in books and you can take them and keep them and if you have a book you can put it in. You don't have to return the book just add a book. We want to put one up at the Rec Center for families that don't have access to our amenities thru the key code system. We will put it down by the Rec Center so that some of our visitors can have a book to read or a children's book to read to a child and they can take it with them. The free library will be mostly donated books. The library gets a lot of donated books so will use these to stock them. The Little Free Libraries are registered non-profit, there is not money involved in it. Their motto is: "Take a book, read book, leave a book".

The website for more information is [thelittlefreelibrary.org](http://thelittlefreelibrary.org). There are many types of the houses, I will leave some pictures on the back table is you want to look at them. We are looking at putting it on the Rec Center building and hopefully have it done before Memorial Day.

We have volunteers for every day of the week to put books on shelves and make sure everything is running smoothly. I would like to thank the volunteers, they include: Sandy Reimer, Judie Hirshman, Pat Larsen, Patti French, Judy Williamson, Ellen Rinard and Noel Sloane. I would also like to thank the support staff: Jon Testut, Jason Testut, Herb Reimer, and Phil Williamson. And thank you for your generous support of our LBV library.

### **Posy Mountain Ranch Roads and Maintenance – Randy Haley**

I work a lot on the roads at Posy Mountain. First, I would like to that some people that have helped in the past 4 years since I have been on the board: Brian Bostian, he was our LBV maintenance guy, Jason Testut with help clearing and removal, and Ben Hebert is our LBV maintenance man now, Jon Testut for getting us a tractor back hoe one time for work on Iron Lane, John Buhr for believing things needed done out there and changing a mud path that now needs mowed 3 times a year, Grady Allen for his former work, Pete Sams for his former work, Glenn Dettman helped with the grader last year working the roads and Steve Bray for the vision of a pond and turning it into a recreation area with a walking path and all. This is still something we are still working on.

Ronnie McClellan asked about the letter that were sent out. When I started, I was asked to work with people of PMR and to send out request for what they wanted to see. We mailed 450 letters and only received 23 replies back. This pretty well validates the involvement.

1<sup>st</sup> road we did was Lilly Lane off Clover, it was just a mud pit. Most of the work done out there was with personal tractor and equipment that was because the village had tractor busy doing other areas and didn't want to take it away from that work. Also, Ken Buccheit had his dozer out helping. This is an ongoing process, and whoever takes my position, I will be happy to work with them. My tractor is still available, and I plan on keeping on.

One of the things I looked at when I came on in 2014 was Vision Committee Findings. It had 48 things on it. If you go thru the 48 a lot of those things have been accomplished or it was we really didn't need to do these things. One of the was we needed to have a yearly meeting retreat. I was decided that was something we really didn't need to do. I someone want this we have a record of it. We are still doing stuff out there in PMR.

- Achievements
  - Roadway Grader Rental
    - Rented a roadway grader and evaluated all roadways to develop a work plan, several roads were graded
  - Tenderfoot Lane
    - Tenderfoot Lane roadway was made drivable by adding truckloads of fill and harvesting gravel from China Hollow
  - Sweet Pea and Bluebell
    - Roadways at owner's request received attention/improvement
  - Squatters
    - At the end of Bluebell left leaving a huge mess that required us to cleanup
  - Goldenrod
    - Goldenrod and surrounding area received work and is a target area moving forward. There are still plans for a park around the pond on Common Property
- On – Going
  - Tenderfoot has three new culvert installations identified for water runoff management
  - Burn the large pile of brush at the pond area

### **Political, Water & Sewer, and Properties/Marketing – Ben Hebert**

#### Political

- Achievements
  - LBV 2018 Ballot Counting Committee
- On – Going
  - Establish Ballot Counting Committee representation selection Protocol for future years

#### Water & Sewer

- Updating water lines and fixing leaks
- Located, provided, and installed roadway access risers on Pine and Lake Ridge prior to repaving
- Provide representation at LBVS&W meetings for LBV awareness and updates the BOARD
- Uncovered approximately 50+ Roadway Access Covers
  - On – Going
    - Waiting on favorable weather conditions to complete roadway patching where work has been completed and the asphalt has not been replaced

#### Properties & Marketing

- Did not renew the billboard on Highway 62 advertising properties in LBV and PMR
- Sold two parcels
  - On – Going
    - Continue to work with Real Estate Agents to market LBVCA owned parcels

- Making new For Sale signs
- Reset market values on LBVCA parcels
- Validate LBVCA parcels for sale list
- Additional LBVCA parcel acquisitions
- Rental Properties Special Assessment evaluation - A lot of homes in the village are rented. Renters that come in bring in a heavy influx of traffic, trash and generally don't know or just don't care about our covenants or the rules of the village so they park wherever they want. There is trash all over the yards and in the streets. We are looking at doing some sort of assessment premium on these houses.

Motion was made to Adjourn

M/S/C

Phil Williamson/Randy Haley

John Buhr adjourned the Annual Meeting at 4:05pm

Next Annual Meeting will be Saturday, March 9, 2018

Respectfully submitted by Tamy Niernberger, Office Administrator