

LOST BRIDGE VILLAGE COMMUNITY ASSOCIATION, INC.
12477 Lodge Drive, Garfield, AR 72732
Board Meeting on Saturday, March 12, 2016
(Immediately following 45th Annual Meeting)

Trustees Present: Jon Testut
Ken Buchheit
Randy Haley
Melvin Schoonover
Phil Williamson
John Wilson

Trustees Absent: John Buhr

Visitor(s) in attendance: None

Visitor Comments: None

The Meeting was called to order by Jon Testut, President, at 5:00 PM, immediately following the Annual Meeting. The first item of business was the election of the new president:

First order of Business: Nominations for and election of new President:

President:	Jon Testut	
Nomination/Carried	Randy Haley	Unanimous Vote

Second order of Business: Nominations for the remaining officers -- Vice President, Secretary and Treasurer:

Vice President:	Randy Haley	
Nomination/Carried	Melvin Schoonover	Unanimous Vote

Secretary:	Phil Williamson	
Nomination/Carried	Melvin Schoonover	Unanimous Vote

Treasurer:	Phil Williamson	
Nomination/Carried	Melvin Schoonover	Unanimous Vote

Third order of Business: Oath of Office

Jon Testut passed out the oath of office form to be read and signed by each Trustee. All Trustees signed, except John Buhr who was absent. (His signature will be obtained later.)

Discussion topics:

- Board Meeting Rules: Robert's Rules; Attendance; Visitor Comments/Presentations – Jon explained, for the new Trustee(s), how the Board functions in these areas.
- Board Meeting Agendas – Jon reminded Trustees to submit to Marty in the Office as soon as possible any items they wish included on an Agenda for an upcoming meeting to so it can be included in the Agenda in a timely fashion.

- Purpose of Office Administration positions – Marty Sauers explained to the new Trustee(s) the basic function of the administrative staff in the office indicating the volume of work that must be handled each day, which does not allow Marty or Tamy to be personal assistants for any Trustee and that Trustees need to prepare their own outgoing correspondence (if any), including placement on LBVCA letterhead, with a copy to the office for the files.
- Communication – Phone, email, texting – Jon reviewed the normal procedures for these categories. For the Trustee Contact sheet Marty will add:
Phil Williamson: pwilliamson@centurytel.net; 479-721-7151 (cell)
John Buhr: buhrj1@bellsouth.com; 667-206-7012
- Covenants/Bylaws; TA Handbook – Marty reported she is working on the newly-revised Covenants and will give the finished copy to all Board members.
- Date, time and place of this year's Board meetings (established per Bylaws): It was agreed that board meetings would continue to be at 6:00 p.m. on the 2nd Monday of each month.
- Trustee Assignments for Board Members – (see separate sheet)
- Trustee Articles for April LBV Newsletter – Marty requested that trustees submit articles to her as soon as possible for the April newsletter.

Things to do:

- Discuss Financials – Marty explained the monthly financials will be run in Accrual basis going forward. (She will also email the February Financials to Phil and John B.)
- Discuss Signers for Bank accounts & Safe Deposit Box – New part-time office staff Tamy Niernberger will be added to all signer cards, but the Board requires that Marty and Tamy cannot sign checks together; one signer must be a Trustee. (Ellen Rinard's name will be removed from all signer cards and Phil Williamson's name will be added to all signer cards.)

Motion was made that there be a minimum of 1 (one) trustee signing all company checks as well as be in attendance at the accessing of the deposit box:

M/S/C Ken Buchheit John Wilson Unanimous

Old Business:

- Collection Agency – John W and Phil will set up a meeting with Marty & Tamy re continuing with Ozark Collections or not.

New Business:

- LBV Spring Clean-Up – David Myers will head it up. Phil W will contact Dave to let him know the weekend of April 16th will be fine.
- Confirm 2 new members to ACC – Tom Pedano, Sam Reynolds -- and confirm Hugh Wagner as Chair.

Motion was made to accept the 2 new members and the installation of Hugh Wagner as Chair of the ACC:

M/S/C John Wilson Ken Buchheit Unanimous

- Dogwood rock wall repair needed – Jon reported that an existing rock wall on Dogwood is collapsing and that if it collapses entirely it would not be economical to repair it. It could be saved but might cost \$1200 in concrete plus \$800 in labor (would need to get a backhoe in there to do work). Jon’s looking for consensus to move forward. The only other option is to replace the rock wall with a steel barrier. The Board gave consensus for Jon to move ahead now to repair the rock wall as stated for approximately \$2000.
- Additional new item: Marty Sauers submitted a question to the Board as to whether Trustees need to get approval to spend more than \$200, as had been required in the past. There was some discussion on this topic. Jon suggested the amount be \$300 instead of \$200.

Motion to accept a \$300 ceiling for non-budgeted items needing prior Board approval:

M/S/C Randy Haley John Wilson Unanimous

- Additional new item regarding a Special Committee for Properties & Marketing: Ken Buchheit proposed that one board member needs to be the Chairman of this new committee but other Board members could be members. The purpose of the committee would be to research and create advertising pamphlets, billboard signs, etc., to promote the village and its properties. There was some discussion on this topic. Jon T and John W felt Ken’s proposed committee would be an automatic inclusion under the Properties & Marketing chair and no board approval or motion is needed.

Motion to Adjourn:

M/S/C John Wilson Phil Williamson Unanimous

Meeting was adjourned at 6:10 pm.

Next regular Board Meeting will be Monday, April 11, 2016 commencing at 6:00 p.m. in the Community Building.

Respectfully submitted by Marty Sauers, Office Administrator.

Jon Testut, President

Randy Haley, Vice President

Phil Williamson, Secretary/Treasurer

John Buhr (absent)

Melvin Schoonover

John Wilson

Ken Buchheit