

LOST BRIDGE VILLAGE COMMUNITY ASSOCIATION, INC.
12477 Lodge Drive, Garfield, AR 72732
Board of Trustees Regular Meeting
December 14, 2015 6:00 P.M.

Trustees Present: Jon Testut Steve Bray
 Ellen Rinard Randy Haley
 Melvin Schoonover John Wilson
 Ken Buchheit

Trustees Absent: (None)

Visitor(s) in attendance: Phil Williamson, Kate O'Donnell

The Regular Board Meeting was called to order by President Jon Testut at 6:02 p.m.

Approval of Agenda as presented:

M/S/C Ken/Steve Unanimous

The Minutes of November 9, 2015 were approved as written.

M/S/C John/Steve Unanimous

Member Comments: None

FINANCIALS - Ellen Rinard, Treasurer:

As of end of November: \$168,182.24 income; \$137,725.56 expenses.

Total on hand in various accounts is currently at \$97,264.00.

Before end of year some funds will be moved to the capital improvement fund (proceeds from unspent insurance money received for hail-damaged rec center roof and community building roof).

Ken Buchheit did the research on the NEBCO dues bill, and by adjusting for sold lots, contiguous lots, and adjustments for 2014 overpayment the bill was reduced from \$2160.00 to \$520.00.

Approval of treasurer's report:

M/S/C John Wilson Steve Bray Unanimous

OFFICER REPORTS:

President, Jon Testut – Jon reported:

Productive Year

This is the last LBV Board meeting of 2015 and I wanted to take a moment to commend my fellow Board members for the effort and hard work that you have invested over these past months. It has only been 9 months, but we have achieved much on behalf of our community members since our installation. It has been my pleasure to share in the discussions, applaud the bold, new ideas, admire the work that fueled the problem solving, and just generally feel good about the accomplishments. I realize that our work is not

done, but during this holiday season, and in the spirit of giving, I wanted to extend a sincere thank you...job well done...to each of you.

And I would be remiss if I forgot to mention the continuous hard work of Marty as she provides us (especially me) with the administrative support that keeps us running smoothly and efficiently.

Community Building

If you haven't stopped to look yet, please notice the wonderful new paint job that Melvin and his crew have given to the Community Building. They taped and scraped and painted high and low to bring a fresh appeal back to the building. Many have complimented the new color choices also. In addition to the paint Melvin arranged to have the gutters replaced as well. Thanks.

Esplanade/Gazebo

The ownership of the esplanade has been transferred to Lost Bridge Village by way of a no-fee conveyance from the Mack family. We are also in the final stages of acquiring ownership of the Gazebo that currently sits at the intersection of Oak Shadows Drive and Lodge Drive. The Brownings have relinquished ownership and we are preparing to move it to the esplanade near the 127 entrance to the Village. In addition, I have been in contact with John Hawkins who owns property located on the SE corner of the intersection of AR Hwy 127 and Slate Gap Rd, Garfield, AR. He is interested in my suggestion that the other gazebo at the Slate Gap entrance be placed on the corner of his property. Further discussion to follow and I will report back to the board.

Vice President, Steve Bray – Reminder of annual meeting. Turnover documents will be turned over by Steve; suggests all outgoing board members do the same.

TA Reports:

ACC, Jon Testut, TA – Jon reported on the ACC's most recent meeting on December 7th:

Present: Gary Hearron; Hugh Wagner, George Naidl, Jim Haguewood, Jon Testut
Absent: Rich Brundage, Wally Ake, Bob Wright

- ACC Member resignation: Gary Hearron as of Dec 31, 2015
- Board confirmed ACC-recommended candidate Jim Haguewood effective 1/1/16
- Ongoing narrative with BC Planning regarding agreement to inspect LBV building projects at our direction ended with BC declining to cooperate with final Inspection/CO. ACC add a penalty notice prominently on Building Project checklist to read:
 "Owner/builder agree to abide by current ACC Building Standards and Practices & LBVCA Covenants."
- BS&P reorganized in alpha order with Table of Contents, and clarified verbiage, effective 1/1/16.
- Absent ACC committee members required to submit reports for inclusion in monthly meetings.

Current Cases:

- Tim Crawford, 21281 Black Oak Drive, New house construction at with no apparent garage or carport. Hired new builder; cleaned up street (response to Violation letter sent); will change plans to add carport and resubmit.
- Terry/Debra Brock, 21343 Ridgeview Dr, rebuilt deck support posts without permit. Violation letter to follow.
- Reviewed modified garage plans for John & Janet Buhr 11988 E Airport Dr. No action required, plans added to folder.

New inquiries:

- Karl Schuenemann, 17870 Posy Mt. Circle, extend permit, 3rd time

- Joe Lambert 21528 Walnut, presented plans for deck rebuild, step and stone patio addition. *Application approved.*

Board Actions Required

- Review/increase easement application/handling fee from \$25 to \$75 effective 1/1/16.

Additional comments by Jon:

- Checklist adding to building docs to have home builder/owner be bound by covenants – more prominent than current.
- One person has asked for a 3rd time extension; no reason it can't be granted and have done so, for another 18 months.
- Request board approve increase in easement handling fee from \$25 to \$75.

M/S/C: John Wilson Steve Bray Unanimous

Airstrip, Steve Bray & Melvin Schoonover, TAs – Nothing to report

Community Building, Melvin Schoonover, TAs – Water problem – recent meter reading said over 50K gallons were used. W & S say not their problem, but waived sewer fees. W & S has since changed the meter with a new one. Wedding party came in weekend of Dec. 12th to clean and found water all over the bathroom and kitchen. Plumber coming in the week of Dec. 15th to check for blockages, etc.

Lots of volunteers painted the exterior of the Community building. Good job by all. Inspection of upper deck will occur and, if it is safe, will be made accessible via inside lock.

Announced volunteer appreciation dinner January 31st at 6PM. All board members should notify people they're aware of that should be invited.

At some time in January, some tree trimming around the community building will occur – working with Luther Black on accessibility.

Covenant Review, Randy Haley, TA – Nothing new to report.

Legal & Insurance, John Wilson, TA – Nothing to report.

Library, Ellen Rinard, TA – Nothing to report.

Parks & Recreation, Steve Bray, TA – Steve reported that a presentation on potential locations for a new park amenity in Posy would be given later in the meeting and also sent to all trustees via email. (Some village-owned properties have ponds.) This is follow up to some discussion Steve had with Randy and Ken months ago when they brought the properties to his attention.

Political, All Trustees – Nothing

Property & Marketing, Ken Buchheit, TA – Nothing significant going on, but Karolann Parks has offered to take pictures for possible marketing, and for Facebook. Ken's report:

Properties:

Once again, nothing exciting. We can report, however, that issues regarding the lots on W. Airport Rd. appear to be rectified. Mr. Calleros has paid the 2014 taxes including penalties and interest; and, Marty has mailed a quit claim for county filing. The recorder's office has filed the deed. My guess is that the assessor's and collector's offices will have the changes made prior to year's end, but we will check with them again at the proper time. We have not pursued contact with the new owners in Posy, but are watching the new home of one of them as its construction progresses.

Nothing new on WMT 2.

Marketing:

Very little new news concerning marketing, except that Miss Karolann Parks has expressed interest in doing some special photography in the Lost Bridge area. We can add to our Lost Bridge Village website as well as our face book page, Lost Bridge Village Life. We hope a few of these can be used on some new brochures and perhaps a magazine add at some point. If any member is interested in viewing some of her photos, they can be found on the face book page.

Jon, Randy, Brian, Jason, and I have been making significant progress with long needed road repairs in Posy Mountain. We have received some notable attention from current residents as well as some passersby. We hope good words are shared with others. Purple painted posts with a few “No Trespassing” signs have also brought a few people to visit with us. Early spring, we plan to clean and clear a few lots to help beautify the area. We intend to do some of the lots in all of the villages. A little effort, but we hope all of this works well for future buyers as they research the area.

Roads and Maintenance, Randy Haley & Jon Testut, TA – Lots of work going on in Posy, tree-trimming and drainage have been taking place, and dirt work is improving passability. Being noticed by homeowners. The 32 purple-topped posts we’ve installed seem to be working and have slowed down road damage. Some people have been trespassing, but the Sheriff’s department knows we’ll prosecute, and that’s making a difference. Phil asked what purple posts mean. Randy explained it’s a way to post for No Trespassing. Randy also suggested that some purple posts might be up in other areas of the village. Randy and Ken have put a lot of time in and used a lot of their own equipment on these projects in Posy.

Hard rubber blade edges on snowplow will be used this year, hopefully with less damage to the roads. Salt has been picked up.

Nothing to report on Covenant Compliance, except later in the meeting.

Security Patrol, Ellen Rinard, TA – Nothing to report.

Social, Ellen Rinard, TA – Nothing to report.

Tech Support, Jon Testut and Steve Bray, TAs – Steve reported on the Office Systems Integration:

We are prepared to generate and print the 2016 assessment invoices. The QODBC driver has been installed and tested on Marty’s PC. An additional MS Access database containing the invoice-generating function has also been put into place. Marty and Steve ran a “wet” test on the back office PC and believe everything is ready to go. Approximately 12,000 old invoices dating back to 2008 have been purged from the print queue so that the only invoices ready to print will be the 2016 invoices when they are created. Steve will be at office while he and Marty work on this. Volunteers are in place to help with stuffing envelopes in readiness for mailing.

Water & Sewer Liaison, Melvin Schoonover, TA – Nothing new. One employee on light duty.

Old Business (Status Update):

- Board of Trustee Candidates for 2016:
 - Phil Williamson
 - Melvin Schoonover
- Security and Security Cameras (for Village roads) – discussed above.
- Covenant Violation – PMR U7 283 on Aster – ongoing. Original letter sent November 16. Squatters are not owners of record, and Mr. Poor will likely be the person who must resolve this.

Tabled Items from Previous Meeting(s)

- Quorum Court attendance

New Business:

- Approval of Budget for 2016 -- Motion was made to approve the budget as proposed and submitted:

M/S/C John Wilson Steve Bray Unanimous

- Approval of ACC request to increase Lot Line Easement application “Handling Fee” from \$25 to \$75 - Approved.
- LBV Recreational Parkland ideas (Steve Bray) - Excellent slide show of potential green space with ponds; will be further exploration of possibilities.
- “Thank You” event for Village Volunteers (Melvin Schoonover) – A “volunteer appreciation dinner” will be held on January 31st at the Village Hall.
- Assessment Collection Procedure - Special Resolution. Resolution was made to amend the new Assessment Collection Procedure document for this year, extending the payment due date from what was previously approved. Part of the reasoning for this was the new software. Motion was made to accept the resolution as submitted:

M/S/C John Wilson Melvin Schoonover Unanimous

- New Tractor purchase -- Jon asked if the 2015 budget would allow an equipment purchase. Discussion took place. Motion was made to approve purchase of a new tractor/rotary broom for the Village:

M/S/C John Wilson Ken Buchheit Unanimous

Subsequent motion was made to use funds from the Capital Improvement Fund for the down payment on the new tractor:

M/S/C Steve Bray Ken Buchheit Unanimous

- ACC – Board actions required:
 - Special fees for Easement processing – (See above.)
 - Setback – not needed at Board level.
 - Project completion time – not needed at Board level.

Recognition of Visitors & Visitor Comments (5 minutes allotted):

Phil Williamson and Kate O'Donnell attended and had questions about accrual of interest on assessment, as stated in water bill received in December.

Motion to adjourn meeting: 8:00 pm.

M/S/C Ellen Rinard Steve Bray Unanimous

The next Board Meeting will be January 11, 2016.

Respectfully submitted by Ellen Rinard, Secretary.

Jon Testut, President

Steve Bray, Vice President

Ellen Rinard, Secretary/Treasurer

Randy Haley

Melvin Schoonover

John Wilson

Ken Buchheit