

Lost Bridge Village Community Association, Inc.
Board Meeting Minutes
June 13, 2016
6:00 PM

Call to Order of Regular Meeting

Trustees Present: Jon Testut Phil Williamson
Ken Buchheit John Buhr
Randy Haley

Trustees Absent: John Wilson

Approval of Agenda: Motion to Approve & Change Agenda for guest to talk before members.

M/S/C Ken B/Phil W Unanimous

Approval of May 9, 2016 Minutes

M/S/C Ken B/John B Unanimous

- Tom Refshauge – seeking approval of building tiny homes. 4 lots about ½ acre each. PMR – develop or wavier – tiny house – like on tv – 350-500 sq ft. – question about it being trailer house. – Ken – it is up to community, has to be voted on. Pay sales tax when sold to owner and has title with it. If set up permanently, will be considered a house. Will take in advisement. – Can see at - 1014 W olive or www.tinyhomesnwa.com 412-445-1555 (Dave)
- Wally Dunn Benton County Environmental Services –Talked about – education & enforcement. Handed out flyers, information and ordinances. Questions were asked and answered

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

Financials:

- Monthly Financial Report– Phil Williamson, Treasurer

A motion was made to accept Phil Williamson's Financial Report.

M/S/C Ken B/Randy H Unanimous

Treasurer Report

Recovery of Unpaid Assessment Fees

Committee: Phil, John, and Tamy

1. Total of 82 letters were mailed for a total of \$105,321 in delinquent assessment fees.
2. We will be filing liens on the properties that have not paid by June 30. To be more specific; any assessments that are greater than \$1,000 or have homes on the property. We will be visiting the filing of the liens in early July before we actually initiate the actions.
3. To date we have collected \$4,574.12 from 5 residents.

A motion was made to accept Phil Williamson's Financial Report.

M/S/C Ken B/Randy H Unanimous

Officer Reports:

President's Report

Welcome

With this Board's expected action this evening, we will be welcoming a new member to our team: Mary Gray, as an appointment to the unexpired term of Melvin Schoonover, to be served until the next annual meeting in March of 2017. Our appreciation is extended to Mary for stepping up to this challenge, although as the wife of a former President of this Board (Mike) she is very much aware of the demands as well as satisfaction of serving our community in this manner. Mary will be responsible for the Community Building and she has graciously volunteered to revitalize the Social Committee. Not a moment too soon, as the fourth is soon upon us.

Fourth of July

Speaking of celebration, personally, I am looking forward to the fireworks display that John Buhr has worked so hard to put together. I won't spoil his TA report except to say that it is shaping up to be a memorable occasion, weather allowing, and I want to thank John for his commitment to the task.

Unauthorized residents

As you all know we are in the middle of legal action against the owner of property in PMR who is allowing a family to occupy that property and build a residence in violation of LBVCA CCR&R and BS&P. We will be filing that complaint none too soon as we have come across what appears to be a copycat occurrence in Deerwood, an unpopulated subdivision of the Village. We will be pursuing similar action in the near future and will keep this Board apprised of the progress.

Still down a worker times two

Although it is listed in old business, I will refer to our two vacancies...one office assistant and one maintenance worker... that have been open for some time. Ads are currently listed in the Pea Ridge paper, the Village newsletter, and signs posted around the village. Tamy has details if you find an interested individual that qualifies.

NEBCO Fireboat

As you may know, fire protection in LBV is provided by NEBCO whose land based tankers depend on the speedy response and pumping ability of the fireboats as a water supply, docked in the heart of the lower Village and in close proximity to many homes near and on the lake shoreline. Actually, the nearest dependable land-based hydrant is located at the 127 & Lodge Drive Village entrance. NEBCO has initiated a campaign to ask its membership to help defray the cost of a new fireboat, which has a price tag somewhere close to \$325K. This Board may want to take note of that campaign, consider any donation as an investment in the protection that the boats afford. May I remind the Board that through my efforts, we saved over \$900 in NEBCO fires dues over the last two years? In the interest of full disclosure, I am a director on the NEBCO Board, so I can only report on the campaign details, and not be involved in the discussion that I hope will follow.

Vice President's Report – Nothing to report

Confirmation and Appointment of New Trustee

There was a motion to appoint Mary Gray as new Community Building and Social Trustee.

M/S/C Ken B/John B Unanimous

Trustee Reports:

ACC Liaison – Jon Testut

See below in new business

Airstrip (Including Fly-In Event) - Ken Buchheit

Very little new at this time. Last week, Jon and I were finally able to apply herbicide in the cracks again. We have been battling the rains for more than three weeks now. Steve Bray and I then marked the areas we will be filling as soon as we can schedule one of his "Parties". Small cracks, but many of them

– not unusual for asphalt. We will be asking for a few volunteers again soon; thankfully, some of the pilots have expressed an interest to help. We have a very nice facility and just a small amount of maintenance will extend the airstrip life many years.

Community Building – No TA at this time.

No Issues have been reported.

Covenant Compliance & Review – Phil Williamson, Comm Chair, Randy Haley-PMR, John Buhr–LBV, John Wilson – CAC

Phil Williamson reported: There are a total of six active covenant violations in the Village.

John Buhr reported: Covenant Violation Metal Carport: During the 6/6/2016 scheduled ACC meeting the owner presented what actions he was proposing to take to request a variance for Board approval and an ACC Checklist for a BC permit for his installed metal carport as he wants to be in covenant compliance. The ACC advised the owner to "hold for now" as metal carports are going to be presented and reviewed at the next Board meeting (6/13/2016) as a topic. If this concept is approved by the Board the ACC will finalize the specific requirements in detail to be included in the BS&P.

Legal and Insurance – John Wilson, TA

Initiated a claim with insurance agent for water damage to downstairs bathroom in the Community Building. Met with adjuster who took pictures and measurements. Waiting for the adjuster to get back with me.

Library – Phil Williamson, TA

Nothing new to report, things are running smoothly (may it always be so).

Parks and Recreation (Including July 4th Event) John Buhr

Fireworks 2016: On Schedule for July 2, 2016

A. Permit Approvals.

Approval is in its final phase which is Corp of Engineer's approval. The core application and fee structure has changed this year and I have been in contact with James Bloxham, who is new and this year assigned core contact. The plan is to submit the application and answer any remaining question this week and get permit approval.

B. Notifications.

1. Flyers have been printed and placed with local businesses and various key locations within LBV to get maximum exposure. Flyers have also been placed at the LB Marina.
2. Email blitz to LBV residences has been sent and another blitz will be sent this week.
3. I spoke with a local newspaper and they are crafting an article for review prior to print. This will provide notification to a wider audience.
4. A large notification sign will be placed on 127 near the lodge entry.

C. Funding.

There is about \$7050 total needed funding to date based on a combination of budget and donations. I anticipate that this amount will increase because the donation period is still open and does not close until 6/16/2016. At that time and based on total funding we can increase the fireworks contracted amount and extend the show duration.

D. BBQ and Events

We are planning on a BBQ with additional events as in past years. However, the size, quantities and event types will be adjusted based on the number of volunteers. To date we do not have sufficient volunteers but are in hopes that more will sign up by the 6/22/2016 cutoff date, after which we will be able to finalize these plans.

Rec Center / Pool / Tennis Courts

The Rec Center and pool are open and being enjoyed by LBV residents and guests every day. The pool is operating well however to date has required an excessive amount of water. Water consumption

will be reviewed next bill and then an assessment can be made regarding new or re-occurring leaks. There have been no concerns, suggestions or requests received regarding the tennis courts.

Political – Ken Buchheit

Political has no report except that we expect a visit from Officer Dunn of Benton county Environmental to let us know where the community can take items to properly dispose. He will also tell us what option we have as it pertains to enforcement. Please take a moment to prepare any questions you might have for him.

Property & Marketing – Ken Buchheit

There have been no events pertaining to property issues this month. That's good. As to sales procedures, we have made a few changes to our "Offer and Acceptance" contract – as suggested at last month's meeting. Along with the contract, we expect to be including copies of Covenants and Building Standards so there will be little surprise or confusion from the buyer. We are processing one sale at this time, no others pending, yet. Please review the contract page two. Sign on hold/having brochures made. Concern about conflict of interest – sheet with local realtors on it.

Roads – Randy Haley and John Buhr

(Ken Buchheit): Randy and Jon have been keeping Posy Mountain roads looking good. I notice as I enter Posy Mountain that Randy has been working along Posy Mtn Dr. Those of us who own property in that area appreciate the work. Randy can give details of his work and plans.

John Buhr reports:

Dogwood Road Washout Repair:

Reviewed scope with contractor. Repair work coordination with BC is targeted by the end of July 2016. Scheduling continues to be a variable based on the small scope and resource availabilities.

Maintenance – Jon Testut

Equipment – zero turn is down. Will cost \$3200 (motor & pump) if sent to Bobcat and will take up to 2 weeks. If we send to Hydro-Spec will cost 1/3 of cost and will be about 2-3 day

The Board approved sending to Hydro-Spec for repairs up to \$1,500

M/S/C Ken B/Randy H Unanimous

Want to trade in equipment – for Bush Hog articulating sickle bar PT5 PowerTrim Unit - sell ditch bank mower \$4,500/New Equip costs \$7100

Asking board for net of \$3,500 to Buy New Equipment at \$7,100 and Sell Ditch Bank Mower for \$4,500

M/S/C John B/Ken B Unanimous

Security Patrol – Phil Williamson

Two incidents were reported by area residents. One was resolved via a discussion with the resident. The other one was reported to the Sheriff's department who addressed and resolved the problem.

Social – Mary Gray

Mary reported she already has 9 volunteers but will probably end with around 14 volunteers. Already working on progressive diner for Christmas.

Tech Support – Jon Testut

Planned upgrade of Office Administrator's computer from Win 7 to Win 10 failed due to incompatibility of motherboard.

Plan 'B' is to swap the Admin computer with the Assistant computer, then, if possible, replace that Win 7 computer in its entirety, with one that is already running Win 10.

Busy month of May precluded the remodel of our website. Will make every attempt to complete the project in the near future. Have been collecting some very good ideas from this Board and have been, or will be, implementing them soon.

Water & Sewer Liaison – No TA

Old Business (Status Update):

- Office Assistant – ad out but have not have had any takers
- Maintenance Position – In the interim, Howard Fletcher is mowing 4 different areas for Village.

Tabled Items from Previous Meeting(s)

- None

New Business:

- Approval of ACC items

Carport Revision Proposal - The board read and discussed the new Carport Revision Proposal. After a few changes, was approved.

M/S/C Phil W/John B Unanimous

Revised preamble to BSP – Board was presented with a Revised Preamble to BSP. The board read and discussed. Was approved as written.

M/S/C Ken B/John B Unanimous

Revision of Penalties – The board read and discussed the New Penalties. Was approved as written. Four members voting for and one board member abstaining.

M/S/C Phil W/Randy H 1-member abstaining

Revised Fee Schedule - The board read and discussed the Revised Fee Schedule. After a few changes, was approved. Four members voting for and one board member abstaining.

Four members voting for and one board member abstaining.

M/S/C John B/Ken B 1-member abstaining

- Donations left over from 2015 – Phil handed out the balance of the left over donations to the board. There was a brief discussion of how to handle.
- Phone Book – question was asked about including emails in new phone books. Board discussed and decided to leave in any that already have emails and take out all the ones added. Will send a flyer in with yearly assessments asking if they want emails included.

Recognition of Visitors & Visitor Comments (5 Minutes Allotted)

Adjournment @ 9:35pm

M/S/C Phil W/Ken B Unanimous

The next Board Meeting will be July 11, 2016.

Jon Testut, President

Randy Haley, Vice President

Phil Williamson, Secretary/Treasurer

John Buhr

Ken Buchheit

John Wilson

Mary Gray