

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

**Board Meeting**

September 10, 2018 @ 6:00pm

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

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

Trustees Absent:

Agenda Approved with changes to New Business – Parking (ACC)

M/S/C                    Jon Testut/Carrie Webb/Unanimous

**Visitors:**

Patrick Edwards- In June, I purchased a lot on Posy Mountain Road and North end of Arabian. The sole purpose for the purchase was to use it for staging for bees. Mr. Edwards explained his extensive background in bees. He has over 200 hives and has 7 registered hives in Benton, Carroll and Madison Counties. He moves his bees constantly. He has 60-70 hives on his commercial lot in Garfield.

Before I purchased the lots, I had looked at covenants and compliance. I contacted 2 people and it didn't go quite as anticipated. I don't know who I talked to but since then, I have purchased 4 additional lots. I got a call saying I had to remove my bees, they were against the covenants and restrictions of PMR and LBV.

According to Mr. Edwards, there are 17 bee hives in LBV (11 in LBV and 6 in PMR). He said David Slate retired to LBV and he is one of the fathers of beekeeping (NOTE: David Slate is not in LBV data system that goes back to 2003). He talked about production of 500 gal to be considered commercial (all on a handout he gave board). He stated that he is almost there to be considered a commercial beekeeper. He went on about different law suits that have happened and are currently going on.

BOARD: Do you use your hives for your commercial business?

EDWARDS: He currently has 9 hives for now.

BOARD: You sell honey, correct? Is some of the honey coming from these hives?

EDWARDS: I do. This year it is just a staging area but next year, yes, honey will be from there.

More discussion – the covenants were read about land use in PMR.

Mr. Buhr thanked Patrick for coming. The board will discuss and get back with him.

THE BOARD HAD A BRIEF CLOSED-DOOR DISCUSSION BEFORE CONTINUING ON WITH THE MEETING.

Approval/Discussion of August 13, 2018 Minutes

M/S/C                    Jon Testut/Ronnie McClellan/Unanimous

Approval/Discussion of August 13, 2018 Executive Minutes

M/S/C                    Carrie Webb/Phil Williamson/Unanimous

**Treasurers Report**

**Aug 31, 18**

**ASSETS**

**Current Assets**

**Checking/Savings**

1000 · CASH IN MONEY MARKET - 0172	49,344.41
1001 · CASH IN CHECKING - 7265	51,568.17
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>20,476.48</u>
<b>Total 1003 · ARVEST CAPITAL IMPROVEMENT 0743</b>	<b>29,542.28</b>
1007 · CASH CONTINGENCY M/M FUND 9016	52,958.41
1010 · BUILDING DEPOSITS	<u>34,775.00</u>
<b>Total Checking/Savings</b>	<b>218,188.27</b>

August Profit and Loss - Actuals vs. Budget					August Year-to-Date Summary				
	Account	August Actuals	August Budget	\$ Diff	YTD - August Actuals	YTD - August Budget	\$ Diff	2017 Annual Budget	% of Annual Budget
Assessment Income	4000	\$36	\$3,377	-\$3,341	\$200,317	\$194,072	\$6,245	\$196,500	102%
Donations		\$0	\$180	-\$180	\$10,354	\$4,200	\$6,154	\$5,200	199%
<b>Total Income</b>		<b>\$270</b>	<b>\$4,263</b>	<b>-\$3,993</b>	<b>\$225,775</b>	<b>\$209,335</b>	<b>\$16,440</b>	<b>\$209,750</b>	<b>108%</b>
Maintenance	7200	\$5,917	\$4,832	\$1,085	\$35,133	\$36,940	-\$1,807	\$38,750	91%
Rec Center	7400	\$5,045	\$5,207	-\$162	\$32,913	\$30,523	\$2,390	\$44,250	74%
General & Admin	7500	\$6,444	\$6,728	-\$285	\$47,078	\$56,470	-\$9,392	\$98,510	48%
Community Building	7600	\$1,454	\$982	\$472	\$10,329	\$7,852	\$2,477	\$13,830	75%
Roads	7700	\$473	\$1,513	-\$1,040	\$6,688	\$12,772	-\$6,084	\$15,110	44%
Capital Improvements	7900	\$0	\$0	\$0	\$0	\$0	\$0	\$32,150	
<b>Total Expenses</b>		<b>\$19,332</b>	<b>\$19,262</b>	<b>\$70</b>	<b>\$132,140</b>	<b>\$144,556</b>	<b>-\$12,416</b>	<b>\$242,600</b>	<b>54%</b>
Income:									
Even though monthly income was well below forecast, the annual forecast has been exceeded.									
Expenses:									
Maintenance overran budget primarily due to maintenance repair and associated labor									
Rec Center - expense associated with water leak detection and water bill									
Community Building - Supplies - purchase of bench via donation									

NOTE: The 2019 Annual Budgeting Process will start this month. Need to set up time for budget meeting soon. Date set to meet: Tuesday, 9/25 @ 6pm.

Motion was made to approve August's Financials.

M/S/C Carrie Webb/Hugh Fenner/Unanimous

**Officers Reports:**

**President – John Buhr**

- Nothing to report

**Vice-President – Jon Testut**

- Nothing to report

## **Trustee Reports:**

### **ACC Liaison – Jon Testut**

**Members Present:** John Niernberger, Chairman, Jon Testut T/A, Rhonda Eaves, Jeramy Webb and Sam Reynolds

**Members Absent:** Kirk Schuenemann, Debby Overstreet, Jim Haguewood

**Call to Order:** 9:05 AM

**Minutes:** August 6, 2018 ACC meeting minutes: Approved

M/S/C Rhonda Eaves/Jeramy Webb/Unanimous

### **Guests/Applicants Present:**

- *Jon Hagedorn/Tree House Villa (WMT S1 10)*  
Property owner stated that final inspection with Benton County was being requested today. Request to extend building permit until Spring (April or May) for the construction and completion of the carport and for a refund of the building performance deposit was tabled. Property owner was asked to make a written request closer to the expiration of his building permit (2/7/19) and the Committee would make a ruling on his requests at that time.
- *Audra McKinney (PMR U1 46)*  
Audra presented plans for a New Home, approximately 2700 square feet (4 bedrooms, 3 ½ baths). Plans submitted did not include a garage or carport. Property owner will make the necessary changes. Pre-perk tests have been completed. Audra is still waiting for survey, final bids and to attain a contractor. Property owner will contact us when everything is finalized on her end to complete the application process. No action was taken by the Committee at this time.
- *Mike Botson (Contractor representing MOU S3 25-27)*  
Mike presented a diagram of a proposed driveway revamp between two properties and construction to the guest home that would involve enclosing an existing carport and adding a parking pad. Because several outside agencies would have to give their approval for variances to complete this project as presented, the contractor will first contact Benton County for their feedback. Three points of contention that would have to be met are: (1) LBV Board approved off street parking pad (2) Can't remove carport without replacing it and (3) Variances from ACC, LB W&S and Benton County.

**TA Report:** Jon reported that there was an informal positive discussion about implementing a surcharge for building extension violations.

**Chairman Report:** John reiterated that Benton County did not require a permit for replacing old deck supports with new larger ones and adding a free-standing gazebo to an existing deck at LBS B1 161.

### **Discussion Items:**

*Building Extension Issuance/Additional Surcharges/Violation Penalties:* Jon Testut circulated a handout on another HOA's guidelines for building violations. Further discussion tabled until next month's meeting.

John will notify Benton County regarding deck construction without a permit at CAC S1 83-84. A letter to the property owner and contractor will follow.

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

**New Business:** Jon Testut will relay to Board that property off of Oak Leaf (approximately 8 acres) is not part of the Village. Owner has already installed two culverts and plans on building a home.

**Old Business:** None

**Next meeting will be:** October 1, 2018, at 9:00 AM

### **Airstrip – Jon Testut, TA**

- Preparation for Fly-In (Sat Sept 8<sup>th</sup>) underway. – See New Business

**Community Building** – Mary Gray, TA

The bench that Faith Marshall purchased for the building has been installed and ready for everyone to enjoy.

**AC replacement:**

Jon sent quotes regarding the replacement of the main floor AC unit. The results of our votes will be discussed at our upcoming meeting. – See New Business

**Covenant Compliance & Review**

**Phil Williamson, TA – LBV**

A resident file a covenant complaint regarding excessive dog barking and someone sleeping in a camper on a resident's property – both are covenants violations. This matter has been addressed with the offending home owner.

Investigating covenant violation in Posy Mountain regarding beehives.

**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

Nothing new to report.

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

This month has been memorable.

1. Two motor breakdowns, that required the pool to be re-established twice (thanks to Jon, Ben and Jason for their mechanical ability).
2. Letting water in pool go down so on the 10<sup>th</sup> we can get the water leaks fixed (at no cost to us).
3. Have made arrangements for winterizing pool and should have cost for fixing our third filter.
4. With pipe leaks fixed, pool leaks fixed, bring on line the third filter and winterizing, the pool should be in good shape next year.

Thank for everybody's help and patience!

Hugh asked for clarification from board of how we are going to handle bills for the pool from Burton Pools (BP). Is this a warranty problem or not? The Board agreed to hold BP responsible and BP needs to fix the leak. Hugh said he had talked to BP Managers who agreed to cover expenses. Board wants Hugh to keep after this approach. Hugh said he will be using a different company to close the pool. Would like to see all 3 filters repaired. Currently using only 2. Need to look at budget and get it taken care of if you can this year. Gather the scope of work and the cost.

**Political** – Carrie Webb, TA

Nothing to report.

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

Nothing to report.

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

John Buhr, TA (Lead)

**PROJECTS:**

*1. Stoney Ridge*

We coordinated with Benton County and the two owners and had the roadway re-graded for better rain water runoff control. The work has been completed but not yet tested which will wait until the next rain storm. We spent time trimming trees for better equipment access to reshape the drainage ditches.

*2. Dogwood Cross Street Culverts*

This continues to be on our radar screen, but no work hours were allocated during this past month.

*3. Black Oak New Cross Street Culvert Installation*

We have been working with Benton County and LBVW&S and have agreement as to the scope of work and the location of these culverts. Benton County has delivered culverts to the site, but this work has now been delayed until later in September based on weather forecast of several days of rain.

*4. White Oak*

Clearing of the drainage ditch continues to be on our radar screen but no work hours have been allocated. We are targeting to complete this work in September.

**GENERAL:**

During this past month most of our hours have been spent on landscaping with a lot of hours mowing and weed-eating. There were also a couple of trees that needed to be cleared. Burn pile management also accounted for several days of work.

Time was also allocated to the airstrip which really looks good and is ready for the fly-in. In addition to mowing and trimming the banks the actual airstrip paved area was sprayed for weed control.

The office received a phone call from an upset Property Owner. Nobody had called him back. Messages were left with 2 TA's and Maintenance Personnel. Office asked to please follow up on all calls. The call was about a water run-off problem due to a collapsed culvert. Carrie lives close by, she will contact owner and keep the board updated.

Jon Testut, TA

- Brush pile completed burn
- Need new carburetor for fire wagon water pump
- New throttle cable installed on zero turn

Ronnie McClellan, TA (PMR)

- No Report turned in

**Security Patrol** – Phil Williamson, TA

Several incidents this past month:

1. Report of vandalism on LBV sign in Posy Mountain. Reported to Sheriff's Department. Sign has been cleaned up, without any damage.
2. Report of a man at the Rec Center for indecent exposure. Sheriff's Department was contacted, the individual was taken away by the deputy and resolved the problem. There were reports that the same individual was sleeping at the Rec Center two mornings later, but no contact was made to the Sheriff's Department.

If there is a problem in the future, and you cannot get ahold of Phil, go ahead and call CENCOM. Do not wait for Phil to call you back.

**LBV:**

*Still have an opening for a Captain in Zone 2.*

**PMR:**

- Nothing to Report

**Social** – Mary Gray, TA

Plans are being made for an October social.

Details will follow.

**Tech Support** – Jon Testut, TA

- Nothing to Report

**Water & Sewer Liaison** – Carrie Webb, TA

- Nothing to Report

**Old Business (Status Update):**

- LBV Communications Progress Leadership Team – John Buhr – I have a thought list started. Will finish up draft and send it out to everybody.
- Bylaw review and update Leadership Team – John Buhr – Tabled until next Month
- New Board Member Search – Tamy – 4 Board members going off board. Board needs to actively look for more board members. Time is running short, will need names & bios by end of November.
- Revisit Rental Properties - let it ride until later time. Is this a commercial activity? Suggested we get this on the next ballot.
- A motion was made to make the above Facebook pages “OFFICALLY” LBV Facebook Pages. *The page will be revisited at next month’s board meeting for any problems.* – Carrie Webb – No problems, have heard a lot of positive feedback from people. Have not heard anything negative.

A motion was made to accept the 2 new Facebook pages as part of our communication package on a permanent basis.

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

**New Business:**

- Ratify HVAC Consensus – Jon Testut – Discussed HVAC options and warranties from the handout Jon prepared. The Blackhawk bid included a concrete pad, disposal of old unit, 10-year warranty on the compressor and parts, and could be installed this Saturday.

A motion was made to accept bid from Blackhawk.

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

- 2018 Fly-In – Jon Testut – Was cancelled due to forecasted bad weather. Thank you for all the work.
- Pepsi Machine Repairs – Jon Testut – Discussed refurbishing old pop machine. Nothing was decided. Held over to next meeting.
- PMR U1 27 – People living in Trailer, cutting down trees, etc.- Ronnie McClellan – Ronnie is still checking into this. Has not been able to get ahold of the owners yet. Looks like it will be an ongoing thing. Ronnie will keep us posted with updates.
- Parking (ACC) – Jon Testut – Have an applicant (MOU S3 25-27) who wants to put a parking area directly next to the roadway which means they will be parking on the easement which is not allowed. Also wants to eliminate the carport that is on his driveway. That has been denied by the ACC. Wants to take down carport and convert into more living space. This means he would

put a parking pad next to road. Jon had a drawing of what he wants. Much discussion on this topic. The board wanted to know what his plan is to replace the covered carport before they can make a decision.

A motion was made to adjourn.

M/S/C Jon Testut/Hugh Fenner/Unanimous

**Adjournment at 8:08pm**

**The next Board Meeting will be November 12, 2018.**

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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

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Carrie Webb

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Hugh Fenner