

**Lost Bridge Village Community Association, Inc.**  
**Regular Board Meeting**  
**September 12, 2016**  
**6:00 PM**

**Call to Order of Regular Meeting**

**Trustees Present:**      Jon Testut                      Phil Williamson  
                                 Ken Buchheit                  Mary Gray  
                                 Randy Haley                   John Wilson  
                                 John Buhr

**Approval of Agenda:** Motion to Approve Agenda

M/S/C                  John Wilson/John Buhr/Unanimous

**Approval/Discussion of August 8, 2016 Minutes**

M/S/C                  Phil Williamson/John Buhr/Unanimous

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

- Steve Bray – The tennis courts look bad inside and out. Needs some attention.
- Jackie & Brian Carver - interested in purchasing house wanted to come to meeting to see what LBVCA is all about.
- Ronnie Schauf – water drainage problem due to the culvert being covered up. John Buhr went and saw it. Serious culvert problem. Jon Testut and John Buhr are going to meet with Mr. Schauf tomorrow, 9/13 at 9 am.
- Christi Charles – just observing
- 

**Treasurer Report/ Financials:** Phil Williamson  
Monthly Financial Report

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

M/S/C                  John Buhr/Mary Gray/Unanimous

**Treasurer Report**

Recovery of Unpaid Assessment Fees

1. Through August, we have collected a total of \$14,800 on past due assessment fees.
2. An additional 12 liens were filed in August, bringing the total to 57 liens.
3. One resident did pay his past due fees after the lien was filed. He was billed \$30 for the filing of the lien and for the release of the lien. This fee has been paid.
4. There are a few remaining liens to be filed within the next couple of weeks.

A motion was made to extend Ben Hebert hours to 40 hours a week. This would add an extra 10 hours at a cost of \$2,000.

M/S/C                  Phil Williamson/John Wilson/Unanimous

A motion was made to engage Tim Bunch, CPA for the year end financials compilation for a charge of \$1,750.

M/S/C Phil Williamson/John Wilson/Unanimous

Phil will get info out and set up a time for a round table discussion of the 2017 budget.

#### **Officer Reports:**

***President's Report*** - Jon Testut

#### **Catch up**

With this Board's expected action under my maintenance T/A report, we hope to give our new maintenance supervisor Ben more hours to better service the community at large. His efforts and enthusiasm have provided a respectable level of village maintenance that has garnered compliments from many of our residents. He is also skilled in mechanics, welding and general problem solving. Hopefully he will be with us for many more roadside mowings.

#### **Lawyer talk**

We have not had a solution to either of our two unauthorized residents' problems. Our lawyer conveys that the Ahava's (Aster) were served on 8/20, but the process server has had a little difficulty find Mr. Poor. He is still working on it though. The Ahava's have until about 9/20 to respond. In addition to our personal efforts, we are working with the US Postal Service to further our efforts to evict the offenders from the properties that they are residing on but they seem to be unable to assist. Information will be passed on to this board when it develops.

#### **Fly-In**

The Fly-In was, in my opinion, a great success thanks to the special efforts of Mary and Ken along with assistance from many other volunteers. The word is spreading and the annual gathering is becoming a staple of the autumn thing-to-do list for this area. I will defer to the T/A report on the details of the success of this must-attend event.

***Vice President's Report*** – Randy Haley

Nothing to report

#### **Trustee Reports:**

***ACC Liaison*** – Jon Testut

**Date:** Sept 6, 2016

**Time:** 9 AM

**Location:** LBVCA Conf. Rm.

- **Present:** H Wagner, J Haguewood, T Pedano, S Reynolds J Testut, R Brundage
- **Absent:** W Ake,

#### **Meeting Notes:**

- (11656 Hickory) Building Project Without Permit (Structural remodeling of deck/siding). Jim Haguewood spoke with property owner and he is not receptive to obtaining a permit. Hugh has sent two letters with no return response. This was followed up by the CCC. An additional letter was sent from the president's desk.

- (18110 Posy Mountain Dr.) Due to medical reasons, project was cancelled and fees and deposits returned in full.
- (12573 Timberline Dr.) Rear yard fence/dog run project started without ACC approval. Sent letter from president's desk.
- Discussed alternate housing (tiny homes, tree houses, etc.) projects criteria. ACC will develop additional items of concern for inclusion in the BS&P.

***Airstrip (Including Fly-In Event)*** - Ken Buchheit, TA

They are about done with filling cracks. Fly-In was attended by many and everyone seemed to have a good time.

***Community Building*** – Mary Gray, TA

A leak was reported in the basement ceiling due to condensation. This required a couple of service calls from the HVAC Company. The ceiling tiles have been replaced. Ben sprayed and weeded the areas surrounding the Community Building.

The Village Hall Rental Agreement needs to be redone – Mary will form a committee to look into and get a clearer Agreement.

***Covenant Compliance & Review*** –

Phil Williamson, TA, Committee Chair

There is one active covenant violation on Hickory. Benton County sending letter.

Randy Haley – PMR – At this time I have nothing to report.

John Buhr – LBV - *Nothing to report.*

John Wilson – CAC - *Nothing to report.*

***Legal and Insurance*** – John Wilson, TA – *nothing to report*

***Library*** – Phil Williamson, TA - Nothing new to report!

***Parks and Recreation*** - John Buhr, TA

Rec Center and Pool

The pool officially closed for the 2016 season on September 5, 2016. This has been a great year and the pool got a lot of use by LBV owners, guests and renters. The extra hot days most likely added to its use. In addition, those hot days required us to add water to the pool and use more chemicals to maintain PH balance.

A. The pool has a major leak that is being evaluated. There are two good size structural cracks that can't be repaired with putty. There are two pool companies coming in early September to review and provide repair proposals. We will also request a pool replacement cost. Once proposals have been obtained and reviewed a recommended direction will be presented to the Board.

B. Pool leak tests have been conducted and the water loss is the same with or without the pool equipment running. Based on that result an assumption is being made that there is no equipment related leaks.

C. Lastly we are also looking at the decking and conducting an evaluation as to possible repairs and costs. Currently there is a section of the concrete decking that has been corded off because of existing conditions.

Next season 2017, we need to cordon off area for air conditioner at Rec Center for pool manager. Will be redoing pool manager contract for the 2017 year to address concerns. Bill will monitor pop machine and keep it full.

**Parks and Recreation** - Randy Haley, TA (PMR)

At this time, I have nothing to report.

**Political** – Ken Buchheit, TA – Nothing at this time

**Property & Marketing** – Ken Buchheit, TA

Property: With the hard work of Tamy and Phil, the deed to our recent sale should be filed soon. Though we have a few interested parties, we have no others to compete at this time. We have one to discuss, I will send a very short supplement in a few days.

**Roads** - John Buhr, TA (LBV)

1. Dogwood Washout Repair

The major repair has been completed and was a collaboration between Benton County Roads (BCR) and LBV. BCR provided at no cost to LBV two truckloads of rip-rap that was placed within the washed out area. Next a local concrete contractor hired by LBV poured approximately 10 yards of concrete encasing the rip-rap creating a solid mass. In addition, a spillway was created that will channel water runoff plus concrete was placed on both sides of the existing rock wall to provide stabilization support as there is no actual footing that feeds the spillway. Special thanks to a Posy Mountain resident who donated the single cap rock that spans the spillway. It looks great and is a perfect fit. Although most of the repair work has been completed there are a few final steps. We will re-construct the rock wall ends at the spillway to make an aesthetical transition to the single cap rock. There are also some concrete chunks staged on-site that will be broken up and placed at the end of the concrete spillway to slow down water speed and reduce erosion. These final steps are scheduled to be completed in September.

2. LBV Roads and Street Signs

There have been two meetings with the Benton County Roads Department (BCR) in August, based on personnel changes, we wanted to re-establish our communication channel. The second meeting on 8/31/2016 was in LBV physically reviewing roadway conditions. Road work was categorized by: New Pavement, Re-Pavement and Repairs including Potholes. A prioritized list was provided to BCR. Although no work was confirmed or committed we talked about 2016 and 2017 roadway work. In addition, a listing of roadway signage was provided that included new and replacement signage. There were no schedules identified therefore this will require follow-up.

The overall objective is to open effective communication channels and establish a program whereby there is BCR activity budgeted and completed annually within LBV. Benton County said Elm too dangerous to pave due to switchback.

**Roads** - Randy Haley, TA (PMR) – Arabian needs to be grated. Appaloosa also needs grated.

**Maintenance** – Jon Testut, TA

Zero turn in dry dock. Up and running in 3 days. Burn pile ready – back in service. We need to put in newsletter, leaves and limbs only. We are needing to find place for ashes.

Posy Mountain has a trash problem. People are just dumping it everywhere and places where it is hidden from sight. Would the board want to spend money for the cost of a dumpster for up there for a day to help get rid of all the trash? Maybe put in Newsletter for volunteers and Posy Mountain Resident's might help.

A motion was made to spend money to have a dumpster in Posy for a day (amount to be determined).

M/S/C            John Wilson/John Buhr/Unanimous

**Security Patrol** – Phil Williamson, TA – No incidents were reported for this month.

**Social** – Mary Gray, TA – Several members of the Social Committee have volunteered to serve food at the Fly In. The Social Committee is working on socials for the upcoming month.

Octoberfest 10/12 - \$6.00  
Mike & Marty Show – 11/6  
Progressive dinner – 12/10

**Tech Support** – Jon Testut, TA

Office computer is in process of being replaced. I am in the process of backing up files. Century Link is an ongoing phone call to reduce bill. Instead of renting our modem at \$9.99 a month, I am thinking about buying one.

**Water & Sewer Liaison** – No TA

**Old Business (Status Update):**

Squatters: Jon/Ken/Randy

- 12498 Aster Dr. – 8/20 paper served from lawyer – actual owner can't be found to serve papers
- 21100 Hwy 127 – reserve property – is not part of covenant – coming and going all hours of day and night – have to pass over private property. Steal spikes with purple paint. Find person who owns property and get their permission to block path.

Fireworks:

Person will be here next week to talk about taking down signs. Phil will order sign for Rec Center.

**Tabled Items from Previous Meeting(s)**

- None

**New Business:**

Board vacancies/Election committee – Jon

Jon Testut, John Wilson and Mary Gray terms will be up in March 2017.

Mary and Phil volunteered to form an Election Committee and report back at October Board Meeting.

**Complaints received:**

ATV's in village and a kid on motorcycle speeding in village.  
Calico property is full of junk.

**Recognition of Visitors & Visitor Comments (5 Minutes Allotted)**

A motion was made to adjourn.

M/S/C          John Wilson/Ken Buchheit/Unanimous

**Adjournment at 8:10 pm**

**The next Board Meeting will be October 10, 2016**

\_\_\_\_\_  
Jon Testut, President

\_\_\_\_\_  
Randy Haley, Vice President

\_\_\_\_\_  
Phil Williamson, Secretary/Treasurer

\_\_\_\_\_  
John Buhr

\_\_\_\_\_  
Ken Buchheit

\_\_\_\_\_  
John Wilson

\_\_\_\_\_  
Mary Gray