

LOST BRIDGE VILLAGE COMMUNITY ASSOCIATION, INC.
12477 Lodge Drive, Garfield, AR 72732
Board of Trustees Regular Meeting
December 8, 2014 6:00 P.M.

Trustees Present: Debby Maule Steve Bray
David Hudiburgh Jon Testut
Randy Haley Ellen Rinard
Pete Sams

Trustees Absent: (None)

The Meeting was called to order by President Debby Maule at 6:03 p.m.

Visitor(s) in attendance: Grady & Paula Allen and Ken Buchheit

The Minutes of November 10, 2014 were approved as written.

M/S/C Steve Bray Randy Haley Unanimous

FINANCIALS, Ellen Rinard, Treasurer:

Ellen reported that November actual expenses came in below what was forecast. The November forecast was \$9,816.28 and actual expenses in November came in at \$6,437.02. December's forecast for expenses is approximately \$6800.00 so we're doing better than projected a few months ago.

Ellen then brought up a point about the "Bills Over \$200" process. She stated she could find no legal reason in the Bylaws for the Board needing to "approve" them. After all, they are a part of the Financial Report. There was some discussion on this topic and it was determined that what the Board needs to actually do is pre-approve expenses over \$200 – that is, approve a bid before acquiring the product or service – with the understanding that there may be times when a Board member needs a quick pre-approval on a purchase, without waiting for the next Board meeting and obtaining the President's approval would be enough under these circumstances. It was determined that the "Bills Over \$200" could still be prepared for each Board meeting but would not need to be approved separately from the Financial Report.

Motion was made to approve the Treasurer's report:

M/S/C Steve Bray David Hudiburgh Unanimous

OFFICER REPORTS:

President, Debby Maule -- Debby pointed out that this was the last Board meeting of 2014 and that the Board had accomplished a lot during the year. She stated she was proud of the accomplishments and how the Board worked as a team, particularly on the 4th of July event and the Fly In, as well as the Maintenance Building, spearheaded by David Hudiburgh. She thanked all the Board members for their efforts during the year.

Vice President, Jon Testut – The only topic Jon wished to touch on was the concern expressed by Villagers regarding Carroll Electric's recent tree trimming debris left along roads and ditches. Jon contacted Carroll Electric and their crew will be back to clean up the debris.

TA Reports:

ACC, Jon Testut, TA –

John reported that when the ACC met earlier in the day there were 2 financial-related topics which were tabled for the moment but would be later put before the Board for approval. One deals with an alternative Building Project Fee and the other is a new “Caseworker Stipend”, which more or less is a replacement for the former Village building inspector fee (or payment).

Airstrip, Steve Bray, TA – Nothing to report.

Community Building, David Hudiburgh, TAs – Nothing to report.

Covenant Review, David Hudiburgh and Randy Haley, TAs – Nothing to report here as there will be discussion on this topic under “Old Business”.

Legal & Insurance, David Hudiburgh, TA – David talked with our airstrip insurance rep who will be keeping her eye out for a cheaper provider.

Library, Jon Testut, TA – Jon expressed thanks to the Social Committee for their donation to the Library, and new books and DVDs have been purchased. The Library recently received 155 used DVDs. The Library group is sorting through them and will soon be shelving those chosen for keeping. The Library has purchased 18 months of Library database software and for the price of 12 months.

Parks & Recreation, Steve Bray and Pete Sams, TAs – Nothing to report here. See “New Business”.

Political, all Trustees – Debby reported on the recent meeting with the Benton County Roads department. In attendance were Debby, Ellen Rinard, Jon Testut and Grady Allen from LBVCA, and Jeff Clark, Aaron Wogoman, Tim Yount and 2 other Benton County Roads staff. They had a good discussion. Mr. Clark admitted that, due to county budget constraints, the Posy Mountain Ranch area has been neglected by Benton County, especially regarding grading of unpaved roads, but the county has said it wants to maintain a good relationship with LBVCA.

Guest Grady Allen reported that Elm Street was recently graded for the first time in 7 years, and is much smoother now. Oak Shadows did not get graded nor did Oak Leaf Circle. Debby stated Cedar Ridge has not yet been graded either. Grady also indicated that LBV Water & Sewer has been cutting through county roads to make water/sewer repairs and has not gone back to repair the damaged areas. Mr. Clark will contact Water & Sewer. Grady stated that LBV Water & Sewer needs to get prior approval from the county before they cut through the roads. The guard rail on the E Airport Road switchback has been repaired, but the sign for E Airport Road at Slate Gap has not.

Roads and Maintenance, Jon Testut, Pete Sams and Debby Maule, TAs – Jon expressed thanks to Grady Allen and his crew for getting the Village’s winter equipment ready for use.

Jon submitted his report, which listed the following items:

- Crew still on suspension (due to budget constraints), but equipment readied for winter snow season
- Expect to repair “summer” equipment in the new year.

Grady reported that a large rock (18x18x18) had rolled into the road at Hickory and Gainer and Grady moved it to the curb, per a request from villager Melvin Schoonover. Regarding the unfinished asphalt on Gainer, the county told Grady that LBV Water & Sewer reported that it had been repaired but it is not yet done.

Security Patrol, Ellen Rinard, TA – Ellen reported that she has asked Phil Williamson to talk to the Zone Captains regarding the possibility of putting their names and zone lists on the LBVCA website. This would be better than keeping the list just on paper, as many people may not know who their zone captain is and who the security patrol helpers are. Phil says he'll consider this. Jon Testut offered there is a way that we can make this online information available only to the Village members.

A Villager had recently reported to the Association Office that a white van had been sitting at the Black Oak ramp parking lot for at least a couple of weeks and asked if it could be checked out. Jon Testut looked into it and reported it to the Sheriff's office. (The owner told the Sheriff the van needed repair but he would be returning soon to get the van. However, it's still there.) Ellen asked Marty to be sure, going forward, to copy her and Phil Williamson on this type of information so they're aware of it as well.

Ellen wished to remind Villagers that they should call their Zone Captain when they go out of town so the Zone Captain knows when a home is vacant for a period of time.

Regarding the crime statistics Ellen reported last month, Captain Lynn Hahn says the county is still working on an IT fix so that more current data can be made available to the public.

Social, Debby Maule, TA

Debby reported that the Christmas Progressive Dinner is this Saturday, December 13th, there is no January social, and the tentative social for February is a Valentine's function.

Tech Support, Jon Testut and Steve Bray, TAs – Steve gave the Board a quick walkthrough presentation of how the LBVCA upgraded Access property database will look. Functionality is improved; property transfer processing will be faster; there is a new field for capturing Parcel ID numbers in each property record allowing the Office to do periodic "match ups" between our database and the Benton County property database to be sure we're on top of property transfers; easier querying on the database; elimination of no longer needed data (i.e., accounting information); etc. Steve is still looking into ways for the new Access database to be able to easily share data with QuickBooks and other external lists the Office maintains (e.g., Village Callers List, Newsletter Distribution list, etc.). Steve hopes to schedule time with Marty to walk through the system in test mode with the intent of having it go live next spring.

LBV Water & Sewer, David Hudiburgh TA – Nothing to report.

OLD BUSINESS:

- **New Maintenance Building:** David Hudiburgh reported there are a few things still pending before the building is complete: an issue with the small cement apron still needs to be resolved with the Vendor; weather stripping; better door locks/dead bolts are needed; some inside trim work needs fixing; concrete floor needs to be cleaned and sealed so tools and equipment from the old building can be moved to the new building.

Regarding the old maintenance building, Grady Allen stated it would be helpful to retain some of the roof so it could overhang where the sand and salt will be stored. (Grady also suggested putting a heater-blower in the sand pile to keep it from freezing.) There was some discussion as to how to fix up the old building for reuse so that isn't an eyesore. There was also some discussion as to what materials from the old building could be reused and what might be sold: excess metal could be taken to TRG; there are 4 wood doors; there are 5-6 wood trusses of 18-20' in length, but we would need to retain if we want to put up a partial roof. No conclusions were reached.

- **Posy Mountain Ranch Proposed Covenant Changes:** Randy Haley and Steve Bray presented a final version of the proposed changes. There was some discussion regarding the term "vacated" as used

in the revised Section 12 referencing temporary living quarters. It was determined the wording should be changed to “vacated and removed”. Motion was then made to accept the revised proposed covenant changes:

M/S/C Ellen Rinard Randy Haley Unanimous

Jon Testut pointed out that if/when the covenant changes are voted into place by the Village membership, the ACC will need to update its “Building Standards & Practices” document to be in line. Debby stated that the ACC would not need the Board’s approval to do that since the Board has approved those covenant changes by the above motion.

The plan is to send the proposed covenant changes out with the Trustee ballot mailing in early January.

- Redeeming Posy Mountain State foreclosures: Marty Sauers reported that she spoke with Ann Schaffner regarding the process of redeeming state foreclosed properties so we have this for future reference. There are currently no properties up for State foreclosure that the Village is interested in at this time.
- Collection processing: Debby reported that the office is still reconciling a final statement with Ozark Collections. Debby then also opened discussion as to what language should be used on our annual assessment statement to ensure all property owners are aware that delinquent owners whose accounts get turned over to Collections will be liable for all collection fees. There was some discussion, and the language settled on was, “If your account goes to collection you will be liable for all collection fees.”
- Dumping at East Airport switchback: Jon Testut contacted Benton County who will follow-up. Regarding dumping in Posy Mountain, Jon visited 22 locations in PMR last Sunday regarding specific complaints made by villagers Debra Cline and Roxanne Maish. Most dumping sites were by Arabian Dr. Jon will report these dumping locations to Benton County Environmental. Benton County can make “No Dumping” signs for us. These signs will state both the county regulation and the fine. BC Environmental indicated they have a variety of other complaints ahead of ours.

Regarding using stealth cameras for the dumping sites, the subsequent discussion pointed out that these cameras are expensive. If the assessment increase had passed LBVCA may have been able to do this, but illegal dumping is a Benton County responsibility so they need to be informed when dumping occurs.

Randy Haley looked into the idea of chaining off roads (like the chain across lower Sweet Pea Lane including Violet Lane, for which the owner who constructed it got permission from the other property owners) where most of the dumping occurs. A ballpark estimate for materials (cable, roll of wire, locks, yoke and clamp, posts) would be about \$225 per road. Before we can pursue this the Village would need to obtain permission from respective property owners. There was some discussion on this topic but no determination made.

- Board Candidates for 2015: There will be 5 open board positions come March: 2 are for 3-year terms, 2 are for a 1-year term, and 1 is for a 2-year term. Villagers who have stepped up to run so far are: Ellen Rinard, Randy Haley, Pete Lawlor, Jim Ebersole, and Ken Buchheit. There was some discussion as to how it will be decided who gets which term slot. It was determined the (elected) candidates would decide among themselves. Marty will contact Pete Lawlor and Jim Ebersole to let them know about this process.

There was some discussion as to whether or not a trustee ballot would need to be mailed to the membership if the number of candidates is the same or less than the number of positions available. Grady Allen stated that by state law we are required to do so regardless of the number of candidates and regardless of what our Bylaws say. This will be checked out.

- Status of the CCR&R (Covenants) document with approved changes: Debby reported that she took the finalized document to the Benton County Circuit Clerk's office and had it filed. The revised document will be made available on the LBVCA website.
- 2015 Budget Results: After increasing the Accounting line item from \$1250 to \$1450, to allow for occasional consulting with our CPA, motion was made to approve the budget:

M/S/C Jon Testut David Hudiburgh Unanimous

It was determined that any funds needed to rehab the old maintenance building would come out of the Capital Improvement Fund.

NEW BUSINESS

- Pool Manager Contract and Job Description: Steve Bray pointed out revisions made to the existing pool manager contract, including an out clause in the event the pool goes kablooi or the Rec Center gets condemned. Motion was made to offer the contract to Bill Magnuson:

M/S/C Steve Bray Pete Sams Unanimous

- Illegal Dumping in PMR: See above.
- Mail solicitation from the Sheriff's department to donate to AR Sheriff's Youth Ranches, Inc.: The LBVCA office received in the mail a request for donation to the referenced organization. After some discussion, David Hudiburgh confirmed this is a valid organization that helps abused children. Motion was made to make a \$100 one-time donation in January 2015:

M/S/C Ellen Rinard David Hudiburgh Unanimous

- Board Resignation: Debby Maule submitted her official written resignation to resign from the Board effective March 7, 2015. She requested that Pete Sams confirm his verbal resignation with a written resignation as well. (Pete will be resigning effective March 7, 2015.)

Motion to adjourn meeting: 9:32 PM.

M/S/C Randy Haley David Hudiburgh Unanimous

The next Board Meeting will be January 12, 2015.

Respectfully submitted by Marty Sauers, Office Administrator.

Debby Maule, President

Steve Bray, Secretary

Ellen Rinard, Treasurer

David Hudiburgh

Pete Sams

Jon Testut, Vice President

Randy Haley