

Lost Bridge Village Community Association, Inc.
Board Meeting Minutes
September 11, 2017 @ 6:00pm

Call to Order of Regular Meeting

Trustees Present: Phil Williamson John Buhr
 Randy Haley Corey Maish
 Jon Testut Mary Gray

Trustees Absent: Ben Hebert

Motion to Approve Agenda

M/S/C Jon Testut/Randy Haley/Unanimous

Recognition of Members, Visitors & Comments

Steve Bray – Just Observing. Thanks for cleaning up burn pile.

Ken Buchheit – Presentation – Would like to see New Mobile homes (Manufactured) allowed in areas where there is no pavement and no water. He had sent the board prior information about manufactured homes. A map was presented to show the area of where Mr. Buchheit would like to see the trailers allowed in PMR. The email included a Proposed Covenant Change, Residential Manufactured Homes: Description and intent, a 2009 Article: How to Challenge Local Discriminatory Zoning Regulations and The Affordable Housing Accessibility Act. Mr. Buchheit went thru these and asked the Board to consider what he presented.

Gerald Williams – Described the manufactured homes he sells. These are the type of homes Mr. Buchheit and himself would like to set up in PMR area.

Cynthia Torak – As a Realtor, she would like to see these homes allowed. She gets calls asking if a trailer is allowed.

The discussion completed by the President saying we need a special meeting to discuss this further.

A board member noted that with the removal of “mobile” homes in the covenants, people may not understand the meaning of different types of homes. In 2005 there were 2 Village meetings held to discuss whether to allow mobile homes in the future or not. In 2005, a village vote decided that they did not want the mobile homes in LBV, including Posy Mountain as of 1/1/08.

Dean Pride – Talked about drainage problems in his area. What can LBV do along with Benton County can be done? It was suggested to keep talking to Benton County. Mr. Buhr would try to be available when he meets with the County tomorrow.

Treasurer Report/Financials – Phil Williamson

Treasurers Report

ASSETS

Current Assets

Checking/Savings

1000 · CASH IN MONEY MARKET - 0172	63,090.66
1001 · CASH IN CHECKING - 7265	16,918.00

Aug 31, 17

1003 - ARVEST CAPITAL IMPROVEMENT 0743	
1003-A - AIRSTRIP IMPROVEMENTS	1,000.00
1003-B - COMM BLDG IMPROVEMENTS	1,000.00
1003-C - VILLAGE HALL IMPROVEMENTS	1,207.56
1003-D - REC CENTER IMPROVEMENTS	5,114.66
1003-E - LIBRARY IMPROVEMENTS	750.00
1003 - ARVEST CAPITAL IMPROVEMENT 0743 - Other	<u>20,441.62</u>
Total 1003 - ARVEST CAPITAL IMPROVEMENT 0743	29,513.84
1007 - CASH CONTINGENCY M/M FUND 9016	52,812.54
1010 - BUILDING DEPOSITS	<u>36,675.00</u>
Total Checking/Savings	199,010.04

August Profit and Loss – Actuals vs. Budget

	Account	August Actuals	August Budget	\$ Diff
Assessment Income	4000	\$1,038	\$3,341	-\$2,303
Total Income		\$1,846	\$4,048	-\$2,202
Maintenance	7200	\$7,498	\$3,195	\$4,302
Rec Center	7400	\$4,843	\$4,997	-\$154
General & Admin	7500	\$16,874	\$5,449	\$11,424
Community Bldg	7600	\$2,233	\$1,129	\$1,103
Roads	7700	\$461	\$1,137	-\$676
Capital Improve	7900	\$0	\$0	\$0
Total Expenses		\$31,908	\$15,907	\$16,000

August Year-to-Date Summary

YTD - August Actuals	YTD - August Budget	\$ Diff	2017 Annual Budget
\$192,871	\$191,981	\$890	\$196,500
\$218,691	\$202,688	\$16,003	\$209,750
\$31,228	\$26,161	\$5,067	\$38,750
\$36,105	\$38,268	-\$2,163	\$44,250
\$53,761	\$64,950	\$11,189	\$98,510
\$6,662	\$9,786	-\$3,124	\$13,830
\$9,765	\$9,853	-\$89	\$15,110
\$21,029	\$32,150	\$11,121	\$32,150
\$158,550	\$181,168	\$22,619	\$242,600

Income:

Assessment Income and Total Income lower than budget for the month
- both are still ahead of the YTD Budgeted amount

Expenses:

This was an expensive month - several unbudgeted impacts:

1. Tractor repairs totaling \$2,311
2. Clearing debris from the Burn Pile \$2,000
3. Propane for the Rec Center \$534 (budgeted in Sept)
4. Insurance premiums \$12,267 (was budgeted in July)
5. Leak repair at the Community Building \$985

September thru December Outlook:

Cash available as of 8/31/17	\$80,008
The total forecast of expenses for this period is	\$60,736
Remaining cash if spend 100% of budgeted amount	\$19,272

Motion was made to approve August's Financial.

M/S/C Jon Testut/Randy Haley/Unanimous

Officers Reports:

President – John Buhr

Benton County Communication Tower and LBV Owners Ballot

The owners ballot is still active until October 10, 2017 and shortly thereafter the results will be communicated. In the LBV Office there is a schematic as a visual aid of our property and the tennis courts, which should provide visual clarification.

If you have questions regarding your ballot or need additional clarification please contact me.

Vice-President – Jon Testut

See separate TA reports

YA, WE DID THAT:

- Got the Burn Pile cleared out. Working on a new process with volunteers to help maintain the area. (Phil Williamson)

Trustee Reports:

ACC Liaison – Jon Testut

Date: August 7, 2017

Time: 9 AM

Location: LBVCA Conf. Rm.

Present: J. Niernberger - Chairman, D. Overstreet, T. Pedano, J. Haguewood, S. Reynolds, J. Testut – TA, R. Brundage

Absent: H. Fenner

Meeting Notes:

Guests Present: John Sudduth, Glenn Tracy, Audry Grisham from BC planning department. Explained what they are responsible for as far as inspections for LBV are concerned.

TA Report:

- Request to purchased land on Woodridge Circle.
- Update on request for cutting a road across neighbor's property. Waiting for recorded easement.
- Update on request to refund performance deposit

No other Committee actions

Airstrip – Jon Testut, TA

Fly-In - With guidance and support from Mary and crew as well as several other volunteers, Fly-in was pronounced a success with an estimate of 200 visitors, 20 cars and 15 planes. Music was excellent, food was delicious, and balloons, raffled door prizes (two drones) and two NEBCO fire engines rounded out the day. Special notice goes to Ben who volunteered extra hours and provided extra muscle.

2018 Fly-In will be September 8th. There was a discussion about turning over the event to LBV pilots. Steve Bray as asked if he would like to be in charge of it with the other pilots. This will need to be discussed at a later date.

Community Building – Mary Gray, TA

We are still working on problems with the leaks in the basement. Harness Roofing would like to have someone on-site to inspect the wall during our next hard rain to determine the source as they have not been able to do this. From there they would propose a solution which will most likely involve reporting the mortar on the stone wall. They will deduct what we have already spent in repairs to help out as much as they can.

Tamy purchased a motion activated light for the stairs.

Covenant Compliance & Review

Phil Williamson, TA – LBV

There is one active covenant violation that have yet to be resolved on a home on Hickory. However, I am working with the owner to correct the problem.

Corey Maish, TA – PMR

Thanks to Randy and Ben they took out more than 10 bags of trash from a squatter. Thanks to both of them for making our area look better!

Legal and Insurance – Phil Williamson, TA

Legal

There are two active issues that I am working with our attorney for assistance.

Insurance

Annual premiums paid in August.

Library – Mary Gray, TA

No report submitted by librarian.

Parks and Recreation – Corey Maish, TA

This month we had burned a pump out on the pool. Thanks to Jon Testut and John Buhr and their knowledge of the pool, we were able to get it fixed. Also, this month we were able to get three tables rebuilt for the fly in.

Pool Manager – John Buhr (New Business)

Now that we have a security system installed and access codes assigned do we still need an on-site pool manager six day a week from noon to 7:00 PM? This position does not act nor does it have any life guard responsibility.

The pool will still need to be cleaned, PH and chemicals balanced and logged, with the building and facilities cleaned and restocked but that could be completed with a part-time person.

What are your discussion thoughts for:

1. Expanding the pool operating hours
2. Having the pool open seven days a week
3. Not having an onsite pool manager
4. Ice cream, water, soda etc. management
5. Renters user fees

Political – Ben Hebert, TA

- Nothing New to Report

Property & Marketing – Ben Hebert, TA

Looking to replace/update for sale signs. Going to be looking at property pricing and making sure we are still in the current market price range. Going to also be checking to make sure we have signs at the correct locations.

Roads & Maintenance – John Buhr, TA/Jon Testut, TA/Randy Haley, TA (PMR)

John Buhr, TA (Lead)

Equipment: All equipment has been operating per design without repairs and its associated down time.

This has allowed us to keep up with current work assignments but also, we were able to act on the backlog list.

Early August Storm: Prior to this forecasted storm all equipment was pre-inspected and a fuel run was made. The actual conditions were not as severe as anticipated however R&M implemented our SOP which includes driving the streets, removing trees and tree limbs and cleaning clearing areas where water overflows the street.

Burn Pile: The burn pile area has been cleaned out and is operational for LBV owners use. Going forward a management plan of volunteers is being developed with the goal of keeping up with the incoming volume on a weekly basis. These volunteers will receive training for safety and procedural criteria and interface with R&M. Debris management will be a combination of burning and using the chipper. As this volunteer program moves forward we will provide additional updates.

Repaving Roads: Benton County (BC) has completed repairing and repaving of Pine with the connector to Black Oak being finished now. BC has prepared Lake Ridge to be repaved during the week of September 5th including the intersection area of Elm and E. Airport. R&M with BC will be identifying 2018 road work so that it can be included during their upcoming budget proves. The goal will be to have a three-year plan.

R&M continues to foster a good working relationship with BC and are addressing roadway signage and cross street culverts.

Rec Center: We were able to mow and weed eat at the Rec Center and Gazebo Park prior to the Labor Day holiday weekend. As expected there were a lot of people using this asset and with all the work done there this summer it was great to see so many enjoy this area and these amenities.

Jon Testut, TA

Repairs to equipment:

- Tractor (front hub, steering high pressure line, loader frame support; fluids & filters)
- Truck (bed lift pump motor solenoid, mirrors)
- Implements (brush hog drive shaft, universal joints, A-frame, new blades; sickle bar mower universal joints).

Randy Haley, TA (PMR)

Will be checking/cleaning up "campsite" on Bluebell 08-28 or 29th. Have been waiting on some of the "wildlife" moves out for the winter.

Nothing else to report.

Security Patrol – Phil Williamson, TA

LBV:

One incident reported on Hickory. Sheriff's department was dispatched to help address the problem.

PMR:

- Nothing to report

Social – Mary Gray, TA

Committee is working on making plans for the November and December socials.

Tech Support – Jon Testut, TA

- Added new computer in lobby

- Negotiated corrections to phone bill (Centurylink)
- Failed to secure correct TechnicolorCT1000 Modem from Centurylink
- Shared instruction on care and use of Key Code computer and database

Water & Sewer Liaison – Ben Hebert, TA

- Nothing to report

Old Business (*Status Update*):

- Covenant Change - Phil, Mary, and Jon will read over the rest of the covenants to check for typos and get back with Tamy – *Carry Over to Next Month*
- Increase Property for sale – Ben Hebert – *Carry Over to Next Month*
- Data Scout Property Transfer Service – Jon Testut – Handed out a proposal that included description and cost. After a brief discussion, Jon is to see if he could have someone from DataScoutPro come out and answer questions the board has.
- Volunteer Help/Safety – Jon Testut – He is a concerned that Volunteers can miss use equipment causing damage and also a safety issue if not trained properly. - *Tabled*
- Fly-In – Jon Testut (*see TA Report*)

New Business:

- Burn Pile Management – John Buhr – Use of Volunteers to Manage – We need to keep up with the burn pile now that it has been cleaned up. Volunteers can help with the chipping/burning with maintenance person stopping by to check on it. Volunteers will need to be trained to know how to use equipment properly. Will meet later this week to discuss.
- Brush Pile/Cleanup payment/Proposal for Leaf Shredder – Jon Testut – A leaf shredder has a snorkel that sucks up leaves and compacts them 15:1. We could offer a service to the villagers at a cost to pick up their piled-up leaves. Jon Testut is to check on cost. - *Tabled*
- Pool Manager – John Buhr (*see TA Report*)

Adjournment

A motion was made to adjourn.

M/S/C Phil Williamson/Mary Gray/Unanimous

Adjournment at 8:10 pm

The next Board Meeting will be October 9, 2017.

John Buhr, President

Jon Testut, Vice President

Phil Williamson, Secretary/Treasurer

Mary Gray

Randy Haley

Corey Maish

Ben Hebert (*Absent*)