

**Lost Bridge Village Community Association, Inc.  
Board Meeting  
January 9, 2017  
6:00 PM**

**Call to Order of Regular Meeting 6:04pm**

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

**Trustees Absent:**      Ken Buchheit

**Approval of Agenda**

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

**Approval/Discussion of December 12, 2016 Minutes**

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

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

**Special Presentation**

**Treasurer Report/Financials – Phil Williamson, TA  
2016 Yearend Results**

Current Assets	12/31/2016	12/31/2015
Cash in Money Market	\$23,174	\$35,100
Cash in Checking	\$2,020	
Capital Improvement Fund	\$43,882	\$40,132
Cash Contingency Money Mkt	\$27,580	
Building Deposits	\$19,100	\$24,000
Total	\$115,755	\$99,232

	Budget	Actual	\$ Difference	% Difference
Income	\$200,000	\$236,751	\$36,751	18.4%
Expenses	\$199,875	\$196,097	-\$3,778	-1.9%
Net Income	\$125	\$40,653	\$40,528	

Expense Category	Budget	Actual	\$ Difference	% Difference
Maintenance 7200	\$36,300	\$28,929	-\$7,371	-20.3%
Rec Center 7400	\$34,325	\$35,165	\$841	2.5%
G&A 7500	\$99,750	\$90,567	-\$9,183	-9.2%
Comm Bldg 7600	\$9,750	\$9,969	\$219	2.3%
Roads 7700	\$12,250	\$11,389	-\$861	-7.0%
Cap Impr 7900	\$7,500	\$20,077	\$12,577	167.7%

Final 2017 Budget

	Budget
Income	\$242,600
Expenses	\$242,600
Net Income	\$0

**Liens-**

Nothing new to report

Motion to accept financials as presented.

M/S/C                      Randy Haley/John Wilson/Unanimous

**Officer Reports:**

**President's Report** – Jon Testut

Budget

Thanks to our treasurer, we made it through last year in the black but not without some bumps in the road. I will ask that the trustees be more aware of the financial activities during this new year and be especially cognizant of budget balances, over and under runs, and end of year time constraints. It will be the co-responsibility of the trustees to assist in managing their accounts.

Phil puts in much time and energy in researching, collecting and clarifying the budget items needed to complete the document and maintain its accuracy. It is incumbent upon us to assist him in any way that benefits the process.

Benton County Judge

We have a new County judge who, I understand, may be more inclined to favor Lost Bridge Village than the last one. John, Randy and I, of course, are looking for support for our roads. But if you feel that the County can assist us in other ways, I believe we may be able to approach the Judge with expectations of more favorable tendencies toward the Village.

Annual Meeting

This Board is reminded that the 2017 Annual Business Meeting will be upon us soon and preparation in each of our areas of responsibility will be needed...sooner rather than later. Facts, figures, accomplishments, graphics...all will be helpful in presenting our activities and successes to the community members by way of our PowerPoint presentation.

Vice President's Report – Randy Haley

Nothing to report.

**Trustee            Reports:**

**ACC Liaison** – Jon Testut, TA

**Date:** Jan 9, 2017

**Time:** 9 AM

**Location:** LBVCA Conf. Rm.

- Present: Hugh Wagner, , Jim Haguewood, Sam Reynolds, Tom Pedano, Jon Testut
- Absent: Wally Ake, Rich Brundage

Chair is stepping down. Jon Testut, Trustee, to assume chair, temporarily.

Nothing to report

NOTE: Hugh Wagner is resigning from Chairmanship. Seeking replacement

**Airstrip** - Ken Buchheit, TA

Nothing to report. Steve Bray mentioned he received call from a lady who wants to land at our airport and visit with realtor. He directed her to the website and covenants.

**Community Building** – Mary Gray, TA

Nothing to Report. Ben put up Christmas lights and looked nice.

**Covenant Compliance & Review** –

Phil Williamson, TA, Committee Chair

Nothing new to report

- Randy Haley – PMR – 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

Three additional book shelves were purchased to help add more room for books.

**Parks and Recreation**

LBV - John Buhr, TA

1. Pool liner installation and pool renovations have been delayed based on schedules to start in late January. Even though complete schedules have not been finalized all work will be completed prior to the pool opening in 2017. This is a major renovation project.
2. LBV communications have been sent out requesting individual donations to help off-set the total costs.

Fireworks: July 1<sup>st</sup> will be fireworks with July 2<sup>nd</sup> as rain date.

PMR - Randy Haley, TA

Nothing to report.

Political – Ken Buchheit, TA

Nothing to report.

Property & Marketing – Ken Buchheit, TA

**Billboard:** I am, once again, sorry that we have not gotten a billboard erected at this time. Tamy and Phil were very helpful getting a deposit sent in a timely fashion to hold one of the boards on Hwy 62. Our plan is to have a mutual agreement with a local realtor, while benefitting all realtors. But our new partners are quite busy and have asked for a little extra time, until the first of 2017. I have spoken with them a few times in the past several days, so far no results. Real soon, I assure you, something will be done.

**Brochures:** I have had the 'experts' who assisted in the design of the brochures make a few minor, but noticeable, changes to brighten the appearance and to add an airstrip photo. So far, the responses have been very favorable. Again, thanks to Tamy and Phil, the cost of printing has been paid, and the printing completed. I was able to acquire the brochures very shortly before leaving town, but unable to deliver.

**More contacts.** We have approached a few more businesses involved in construction of development, nothing positive yet. I have begun working with another individual quite knowledgeable in the marketing field. He has some good suggestions, we will be working on some details, and should have something to discuss in the next several weeks.

**Roads** – Randy Haley, TA (PMR)/John Buhr, TA (LBV)

**PMR** – Randy Haley

Roads: 5 loads gravel dropped in Posy on 12-30, Elderberry, Daisy, both entrances, and Santa Fa, both directions. Didn't get it all down due to low on diesel, will probably have another load dropped and do or redo all.

**LBV** - John Buhr

1. Benton County continues to perform roadway patching and signage installation. They have also done a small amount of repaving on Pine. We will continue monitoring however based on weather conditions done expect much more of this type of work until Spring.
2. We have sufficient inventory of sand and salt for one or two more winter snow/ice events depending on magnitude. We have access to more salt and have requested two more truckloads of sand. All equipment has been pre-tripped and is on stand-by.
3. We are continuing to maintain open communication channels with Benton County Roads Department and to set up a meeting with the newly elected Judge for the LBV area.
4. Have 2 more loads of sand received. Was dumped on top of rest of covered sand.
5. Stripping on roadway, they don't do that at county anymore. It is hired through separate contract.

**Maintenance** – Jon Testut, TA

Readied the Village Truck with Plow and Sander.

Obtained additional sand, salt, plow blade edges.

Spreader needs to be replaced.

Trying to meet with Judge.

Burn Pile – how do we handle commercial vendors that villagers give key code to vendors. Mulcher was discussed.

An estimate is being prepared for repair of LBV truck.

**Security Patrol** – Phil Williamson, TA

Nothing new to report.

**Social** – Mary Gray, TA

The Progressive Dinner scheduled on December 10<sup>th</sup> was a big success.

We had three homes volunteer for appetizers and three homes for desserts with 65 people in attendance. Thank you to Faith Marshall for organizing the event and special thanks for those who volunteer their homes.

**Tech Support** – Jon Testut, TA

Exploring alternate telephone access for better reliability and less cost. Includes Office voice, Fax, Internet, and Rec center. Still researching.

EMS Tower – Due to mistakes in contract, Jon and LBV Lawyer are now working on the contract. Reimbursement will be included in contract.

**Water & Sewer Liaison – No TA**

**Old Business (Status Update):**

- Burn pile usage - See TA Report - Jon
- Telephones - See TA Report - Jon
- Candidates for the Board – Jon – This was squared away today 5 Candidates running.
- PMR Covenant Amendment –  
Motion to accept and approve PMR Covenant Amendment as written for Ballot.

M/S/C Randy Haley/John Wilson/Unanimous

- “Thank You” campaign to provide letters of recognition to involved community members – Jon Board send Jon list of people to thank...
- Communication Tower - See TA Report - Jon

**New Business:**

- Annual Meeting/Presentation – See President’s Report - Jon
- Proposal to allow the maintenance department to hire day labor as needed – Jon  
Possibility of Ben needs to hire temp hire – 4 days a month @ \$10 – It was decided to use prior maintenance people if possible. Ben would be responsible to get and hire the help when needed. Cap would be \$320 per month. Ben would get approval by Maintenance and/or Road Trustee. All will be 1099 contractor.

Motion was made to allow our Maintenance man to hire day labors as nominally needed at \$300 month. It is understood this amount may be expended with the responsible TA approval.

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

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

A motion was made to adjourn.

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

**Adjournment at 7:25**

**The next Board Meeting will be February 13, 2017.**

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

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Randy Haley, Vice President

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Phil Williamson, Secretary/Treasurer

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John Buhr

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Ken Buchheit

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John Wilson

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Mary Gray