

Lost Bridge Village Community Association, Inc.

Board Meeting Minutes

October 8, 2018 @ 6:00pm

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

Trustees Present: John Buhr, President Mary Gray
 Hugh Fenner Carrie Webb

Trustees Absent: Jon Testut, VP Phil Williamson
 Ronnie McClellan

Approval of Agenda

Agenda Approved

M/S/C Carrie Webb/Mary Gray/Unanimous

Recognition of Members, Visitors, & Comments

Ken Buchheit – Just wanted to hear what you have to say about Marketing. Carrie gave Ken an update on what she was doing. She asked about the pricing on the lots, how they came up with the prices which she feels needs to be adjusted. After a discussion on this, Carrie would like to clean up our lots for sale to make them more presentable. Most of the properties, you cannot even see the for-sale signs due to the tall grass and brush. Mr. Buhr asked Carrie to make a list of 10 priority properties that she would like to clean up. It was also asked if our Website has our Facebook link. Mr. Buhr said he will follow up with Jon.

Dennis Jones – I was here last fall (a year ago), here this Spring, also came to June board meeting to get an update on tennis court. At that time, John Buhr was going to be visiting with Luther. I am here to get an update other than what is posted in the prior minutes. Seems like every month it has been the same.

Mr. Buhr – We are pretty much at a standstill. Luther owns property off 49 that he was trying to sell and with those proceeds he is going to build LBV tennis court. The sale has fallen thru a couple of times. I did talk to Luther today, we are continuing to work with him.

Mr. Buhr asked Dennis if he would be interested in participating with the scope of work as it is being finalized or if he knew of some other people that my want to be engaged to make sure the scope of work is satisfactory. 2 aspects: Site Work and Actual Tennis Court. We have already discussed the site work to level and address the drainage for 60 x 120 court. We are moving the court closer to the corp line to try to keep the tree barrier intact.

Jones: This is all contingent on Luther. Seems like it has been this way for 3 or 4 years. Definitely been that way for the last year. It might be more reasonable to redo our 2 courts (estimated of \$25k) rather than waiting on Luther maybe doing anything. If the board could come up with \$15k, he could come up with the other \$10k along with other people he knows. What do you think about that?

Mr. Buhr: We did take an ownership vote, so we are standing firm on that to see moving the tennis courts. We were trying to avoid any costs to LBV. Yes, I agree with the \$20-30k cost to refurbish the courts. The last assessment on the property was less than that. It gets down to how long are we going to sit on it.

Jones: Maybe 1 side of the court could be updated. We don't know when Luther will be doing anything, and it has been a long wait.

Mr. Buhr: We have something to think about. Do we need a drop-dead date for Luther or wait?

Steve Bray – Regardless which way it (tennis court) goes, either sold off or eventually refurbished; that does not entitle the board to just walk away from it which has been done. As long as it is an amenity, it should have basic maintenance done on it. Weeds weren't touched this year; the windscreen is falling off all over the place; piles of leaves were allowed to accumulate; it just looks abandoned. Regardless of what the long-term strategy is, that should not have happened. It is a complete dereliction on the board this year.

Hugh Fenner: When I came along, the water wasn't even turned on and there was trash in the trash can. I contacted the office and got it taken care of. I agree with you, it needs to be mowed and the screens taken care of, but do you want to put money into something that you are going to leave?

Bray: Again, what happens if the sale doesn't go thru and now that you have let the court deteriorate and you lose even more practical value! It is an amenity and it should have just the basic care. The door has been stripped the door for parts (key access pad). It makes it look abandoned. How about a simple latch to shut it?

Mr. Buhr: Ok, so we didn't maintain it; this is the first complaint I have heard. We can look at shifting work, it's not like we are not working in maintenance with all our facilities to take care of. Basic maintenance would be great from volunteers who are users for the benefit. Volunteers are hard to find. We will take all your comments to heart and see if we can make some progress on the tennis courts.

Carrie Webb: Suggested Dennis Jones to email his concerns about the tennis courts in an email and send to office@lbvca.com.

Comments Approval/Discussion of September 10, 2018 Board Minutes

Approval/Discussion of September 10, 2018 Minutes

M/S/C

Carrie Webb/Hugh Fenner/Unanimous

Treasurers Report

	<u>Sep 30, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · CASH IN MONEY MARKET - 0172	49,377.51
1001 · CASH IN CHECKING - 7265	32,514.71
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>
Total 1003 · ARVEST CAPITAL IMPROVEMENT 0743	29,542.28
1007 · CASH CONTINGENCY M/M FUND 9016	52,985.40
1010 · BUILDING DEPOSITS	<u>35,275.00</u>
Total Checking/Savings	199,694.90

September Profit and Loss - Actuals vs. Budget

	Account	Sept. Actuals	Sept. Budget	\$ Diff
Assessment Income	4000	\$1,286	\$1,788	-\$502
Late Fees Collected	4090	\$204	\$600	-\$396
Donations		\$0	\$1,000	-\$1,000
Total Income		\$1,636	\$3,874	-\$2,238
Maintenance	7200	\$5,066	\$10,319	-\$5,253
Rec Center	7400	\$2,046	\$1,728	\$318
General & Admin	7500	\$5,861	\$7,194	-\$1,333
Community Building	7600	\$874	\$982	-\$108
Roads	7700	\$804	\$853	-\$49
Capital Improvements	7900	\$7,137	\$0	\$7,137
Total Expenses		\$21,787	\$21,076	\$711

Septemebr Year-to-Date Summary

YTD - Sept. Actuals	YTD - Sept. Budget	\$ Diff	2018 Annual Budget	% of Annual Budget
\$201,603	\$195,860	\$5,743	\$198,641	101%
\$10,476	\$4,790	\$5,686	\$5,000	210%
\$10,354	\$5,200	\$5,154	\$5,200	199%
\$227,472	\$213,208	\$14,264	\$216,866	105%
\$40,050	\$47,260	-\$7,210	\$55,354	72%
\$34,959	\$32,251	\$2,709	\$33,775	104%
\$53,243	\$63,664	-\$10,420	\$93,640	57%
\$11,203	\$8,834	\$2,369	\$11,780	95%
\$7,491	\$13,625	-\$6,134	\$18,317	41%
\$7,137	\$0	\$7,137	\$0	
\$154,087	\$165,633	-\$11,549	\$212,866	72%

September Notes:

Income light for the month due to the cancelation of the Annual Fly-In (we projected donations to be \$1,000 for this event). However Total Income year-to-date still ahead of the budget

Expenses

The hit to expenses this month was the replacement of the AC unit in the Community Building. Even with this unexpected expense, year-to-date expenses are still below the budget.

Fourth Quarter Outlook - INCOME

Exp Past Due Fees to be Paid	\$3,700
Budget	\$3,662
Difference	\$38

Fourth Quarter Outlook - EXPENSES (Budgeted)

Maintenance	7200	\$8,094
Rec Center	7400	\$1,524
General & Admin	7500	\$29,976
Community Building	7600	\$2,946
Roads	7700	\$4,692
Capital Improvements	7900	\$0
Total Expenses		\$47,232

Balance Sheet as of September 30, 2018

1000 - CASH IN MONEY MARKET - 0172	\$49,378
1001 - CASH IN CHECKING - 7265	\$32,515
Total Available Cash	\$81,892

Motion was made to approve August's Financials.

M/S/C Mary Gray/Carrie Webb/Unanimous

Officers Reports:

President – John Buhr

- Nothing to report

Vice-President – Jon Testut

- Nothing to report

Trustee Reports:

ACC Liaison – Jon Testut

Date: October 1, 2018

Time: 9 AM

Location: LBVCA Conf Rm

- Present: John Niernberger-Chairman, Jeremy Webb, Jim Haguewood, Sam Reynolds, Jon Testut-TA
- Absent: Kirk Schuenemann, Debby Overstreet, Rhonda Eaves

Guests Present: No applicants.

General Discussion:

Applicability and currency of the BS&P was discussed with possible changes and upgrades to be suggested in near future.

Fees, fines and penalties topic was tabled.

Guidelines for attendance of ACC committee members was briefly discussed. Jon Testut said that in the past, members were given a verbal reminder, followed by a letter and then referred to the LBV Board.

John reported that Benton County will set-up a complaint file for the deck addition/roof extension violation in Cedar Forest. Benton County will send a letter to the property owner and contractor.

Change in ACC meeting date and time was discussed.

Next meeting will be November 7, 2018, at 3:00 PM

Airstrip – Jon Testut, TA

- Nothing to Report

Community Building – Mary Gray, TA

Plans are being made to replace the hand rails & damaged boards on the Community Building Deck.

A new HVAC was purchased and installed to replace the upstairs unit.

Mary wanted to encourage the board members to come to the Chili Dinner on November 9th.

Mary asked John Buhr if he is getting with Ben about the handrails on the deck. John will be addressing this with Ben.

Covenant Compliance & Review

Phil Williamson, TA – LBV

Addressing complaints regarding a home under construction on Black Oak Dr.

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

A set up a new collection of “Great Books of the Western World” a set of 54 books of classic literature that was donated by Debbie Maule in memory of her husband Bill.

Parks and Recreation – Hugh Fenner, TA

- No report turned in

Political – Carrie Webb, TA

I need to begin working towards establishing guidelines for the ballot committee and selecting the committee, if one is not already established.

Property & Marketing – Carrie Webb, TA

I have purchased the for-sale signs that will be placed on all our LBVCA lots that we have for sale. I will have a great majority of them placed prior to the October Board meeting. I have now listed 13 of our lots on Zillow Data for these lots is still “pending”. I hope to be able to have numbers to present at our

October Meeting. The Facebook page has been a great tool for communication. I would like to add an additional "group" to our association page, Lost Bridge Village – For Sale. I will need to bring this up for discussion and get a vote from the board. I believe we could use this to directly engage realtors who have clients interested in lake area property.

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

John Buhr, TA (Lead)

Mowing: has slowed down therefore we have been able to focus on roadway tree and brush trimming, working on clearing drainage ditches, and getting back to project work that has been on hold during the summer.

Black Oak: We worked with Benton County and LBVW&S and replaced one existing cross street culvert and installed three new cross street culverts. We have cleared the drainage ditch and sprayed to prevent undergrowth from disrupting runoff water flow. The roadway was also elevated, and Benton County advised that the repaving is planned for 2019 but would not make a commitment. At Oak Leaf and Black Oak, we will be adding material to better control water runoff around that corner and head it to the newly installed culverts.

E. Airport and White Oak: We are continuing with roadway tree and brush trimming and clearing of the drainage ditches including spraying.

Dogwood: Starting at E Airport is scheduled for roadway tree and brush trimming and clearing of the drainage ditches including spraying.

Winter Preparations: The spreader has been inspected and is operational for use this winter. It is in very poor condition but operational. The plan is to keep using it until it completely fails and at that time purchase a replacement. We have enough sand and salt staged for use this winter.

Jon Testut, TA

- Assisted Hugh in discovering major leak location in pool skimmer. It is repaired.
- Additional leaks are being identified and addressed.
- Repaired pool filter pump.

Ronnie McClellan, TA (PMR)

- No Report turned in

Security Patrol – Phil Williamson, TA

Nothing new to report

LBV:

Still have an opening for a Captain in Zone 2.

PMR:

- Nothing to Report

Social – Mary Gray, TA

A Chili Dinner is scheduled on November 9, 2018, 6:00 p.m. at the Community Building. Mike, Marty & Friends will provide music. Cost is \$7.50 per person.

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 – has sent out first draft out. The team will get together and discuss. Will have this finalized and in place by March 2019 Board Meeting. It will then be in place from then on.
- Bylaw review and update Leadership Team – John Buhr – This is about 30% done. We should have it finished by end of year.
- New Board Member Search – Tamy – An eblast has been sent out. Hopefully we will get some responses.
- Rental Properties – John Buhr – I don't have anything on that.
- Pepsi Machine Repairs – Jon Testut- hold til next meeting
- PMR U1 27 Update – People living in trailer, cutting down trees, etc. -Ronnie McClellan – no update.

New Business:

- None

A motion was made to adjourn.

M/S/C Carrie Webb/Mary Gray/Unanimous

Adjournment at 6:48pm

The next Board Meeting will be November 12, 2018.

John Buhr, President

Jon Testut, Vice President (Absent)

Phil Williamson, Secretary/Treasurer (Absent)

Mary Gray

Ronnie McClellan (Absent)

Carrie Webb

Hugh Fenner