

**Lost Bridge Village Community Association, Inc.**  
**Board Meeting Minutes**  
**August 8, 2016**

**Call to Order of Regular Meeting: 6PM**

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

**Trustees Absent:** John Wilson  
John Buhr

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

M/S/C Ken Buchheit/Phil Williamson/Unanimous

**Approval/Discussion of July 11, 2016 Minutes**

M/S/C Randy Haley/Ken Buchheit /Unanimous

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

Christi Charles – member -  
observing Steve Bray – member

**Financials:**

Monthly Financial Report– Phil Williamson, Treasurer

Motion was made to accept Phil Williamson's Financial Report.

M/S/C Randy Haley/Ken Buchheit/Unanimous

**Treasurer Report**

Recovery of Unpaid Assessment Fees

1. A total of \$10,455 has been collected on past due assessment fees.
2. 45 liens were filed on properties that have past due assessments that are greater than \$1,000 or have homes on the property.
3. Will be filing additional liens this month. There are several accounts where we extended the deadline to July 31. This was due to resending letters to new addresses we found through Benton County records.

Discussion of getting the paid website to help get correct addresses of delinquent assessment owners. Suggest [www.anywho.com](http://www.anywho.com) free website first. Will revisit topic if necessary in future.

**Officer Reports:**  
***President's Report***

**Welcome**

With this Board's expected action under New Business this evening, we will be welcoming a new member to our team: Ben Hebert as Maintenance person. As you may all know, Josh Fair resigned while in training, claiming the job was too complex for him. Ben had inquired but did not submit an application until we asked him to do so. And as fate would have it, he was still available, experienced by way of family farm upbringing, and lives in the Village. Ben has been in training for the past two weeks and promises to be an enthusiastic and responsible employee. I have worked with Ben for these past two weeks and in my opinion he is ready to transition to permanent Maintenance supervisor, working a flexible 30-hour work week.

**Unauthorized Residents**

As you all know we are in the middle of legal action against the owner of property in PMR who is allowing a family to occupy that property and build a residence in violation of LBVCA CCR&R and BS&P. We have filed a complaint through our lawyer and are awaiting the action of the courts. I reported last month that we have come across what appears to be a copycat occurrence in Deerfield, an unpopulated subdivision of the Village. I have sent a letter to the owner of the property, but it has been returned with the forwarding address being that of the mailbox that is located on Rt 127 leading me to believe that the squatters are the owners of the property. Unfortunately, this plays out that we have no power to enforce the Covenants as the property is a reserved property, exempt from restrictions and regulations under our covenants. If this isn't enough drama, we have learned of another would-be resident of PMR that is living in a camper in direct violation of our Covenants. Phil has sent a letter to the owner of the property with a deadline to rectify the violation. I will defer to Phil's T/A report for more details.

**Flood Waters**

As you may or may not know, a water pipe broke in the Community building upper bathroom and flooded the lower level. Several inches of water were vacuumed up but not before damage was done to all the items stored under the stairs. Although the musty smell has been mitigated by a carpet shampooing, the room is the worse for wear. All of this work, including the pipe repair, was accomplished by Ben and Jason. Whether there will be an insurance claim or not remains to be decided by Mary and John Wilson.

**Complaints**

There has been a string of complaints that ought to be discussed under New Business. Yard landscaping masquerading as 'Yard art' being a concern of a resident who has their own version of an attractive yard. We have unregistered vehicles being driven throughout the village, some recklessly. Accusations that we are trespassing, disrespecting, illegally altering, and paying too much attention to the airstrip. And one of the more interesting complaints being delivered in disguise.

***Vice President's Report*** – Nothing to report

## **Trustee Reports:**

### **ACC** – Jon Testut

**Date:** August 1, 2016

**Time:** 9 AM

**Location:** LBVCA Conf. Rm.

#### **Meeting Notes:**

- Building Project Without Permit (Structural remodeling of deck/siding). ACC member spoke with property owner and he is not receptive to obtaining a permit. Hugh has sent two letters with no return response. This file will be turned over to the Board/CCC.
- Discussed revising the BS&P to eliminate the inspection topics that were transferred to Benton County Inspectors. Revised BS&P forwarded to the Board for confirmation.

Board Discussed: Motion to accept ACC recommendations to revise BS&P to reflect reduced inspection points due to Benton county now handling project inspections. Motion to accept changes as presented.

M/S/C

Ken Buchheit/Phil Williamson/Unanimous

- Discussed tree house projects criteria. Benton County does not require a building permit for treehouses. ACC request guidance (for future inquiries) from the Board regarding the appearance, number, height and etc. on this type of construction. Forwarded Request to Further Investigate to Board.

Board discussed: If we regulate it, will LBV be open to being sued? Board suggested topic to be given back to ACC and let them tell Board what they are wanting or expecting done on the tree houses.

- Discussed pending action of a project (house + outbuilding) in PMR (10+ acres) ready to build a \$900K home and wants a metal outbuilding adjacent to the proposed main (log construction) house (1800 sq ft). This is frowned upon in the BS&P. (The roof will match the home). Home Owner claims it is too expensive to make the outbuilding log also. Since the building will set back on the 10-acre property and be mostly obstructed from view by the trees, it would not be noticeable from the street. ACC has agreed to waive the BS&P requirement that the outbuilding has to match the house but the Board needs to confirm, suggest, or reject. The consensus from the Board was split with the majority allowing a metal building with the street side clad in rough sawn cedar, a partial effort to match the log home.

The ACC requests that the Board reconsider its opinion and strongly recommends a waiver to allow the metal outbuilding be presented to the Board for approval.

Board discussed: *If owner is willing to put log on street side to match house or if blend with color of house, they will agree to the waiver.* A vote was taken.

M/S/C

Ken Buchheit/Phil Williamson/Unanimous

## **BOARD ACTIONS**

- Revised BS&P
- Tree houses
- Metal outbuilding (PMR)

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

As reported last month, a fair amount of crack fill work has been done in the past weeks. We keep working as time permits. The strip is in good repair and should last a long while if we continue with maintenance. We would appreciate some volunteer help from anyone who utilizes the strip and has a little time. A small amount of work can save a great deal of money on the airstrip.

**Fly-In Event** - Ken Buchheit

1. We have had some Fly-In flyers made and distributed to some of the local airports. Springdale, Fayetteville, Siloam Springs are complete. Rogers and Bentonville within the next day or two. As noted in P&M report, some brochures of the Village will be at these airports.
2. A pilot, and mechanic/service gentleman, Brandon, will also keep contact with his pilot customers to help promote our Fly-In. Brandon has flown to a few of our Fly-Ins in the past years and will try to schedule for this year.
3. He, as well as Ken Bell, provided a contact name, Andy Anderson, that should prove of great value. This gentleman maintains a list of aviation events that might be of interest to pilots anywhere. He sends emails to pilots who have asked for this info. He has a continual list of events posted, ours will be added. NOTE: I just received confirmation from Andy: He has posted our Fly-In in past years. I was unaware of this until now.

**Fly-In Operations:**

I have done little to assemble a group of volunteers to assist in operation. I will contact the area pilots, and begin a search for others. Pete Sams plans to provide a grill, but we need a few people to help cook. Mary to get with Ken to coordinate what they are needing.

Suggestions for Fly-In:

For around \$150 for a bounce house – if have room, put one up...free for

kids Raffle item: toy helicopter - 2 of them

Have Firetruck

present Donation for

Water Boat

The 4 Signs are in for the run way.

Steve Bray Member –asked If he could sponsor EEA meeting downstairs or at Maintenance Shop. Board was agreeable to idea.

**Community Building** – Mary Gray,

TA Several water leaks have been reported.

Carpet in the basement cleaned due to smell from the water leak.

Talked to Ben and has him on schedule for Maintenance in Community Building.

There have been reports of dishes left in sink and trash left in trash bin when groups are using the basement. This is causing a problem with ants. Tamy is placing flyers in the kitchen as a reminder to clean up after you use our facility.

**Covenant Compliance & Review –Phil Williamson, Committee Chair**

There is a total of two active covenant violations in the Village.

Discussion of abandon properties. First a letter will be sent to Property Owner asking what intentions are for the property. A second letter will be sent with the dollar amount LBV is charging to clean up the property.

Randy Haley – PMR – Arabian Drive with mobile home, will get with Jon to decide what can be done.

**Legal and Insurance** – John Wilson, TA - *absent*

**Library** – Phil Williamson, TA

Nothing new to report although Tuesday August 9th is National Book Lovers Day!

**Parks and Recreation** - John Buhr, TA (LBV) - *absent* Pool - Safety Concern

Randy Haley, TA (PMR) No work being done due to heat and snakes.

**Political** – Ken Buchheit

Jerry Sheridan (county rep) has been down Arabian Drive and has agreed the road needs help.

**Property & Marketing** – Ken

Buchheit, TA Property: No Report

Marketing: Just a few revisions to our brochures, as requested by the board, and perhaps some better photos as Jon and I view some options. We had another dozen or so printed and have placed a few to begin the process. We will distribute several as soon as we get a large batch printed. A few of these have been placed at some of the local airports to accompany the Fly-in flyers.

Nothing has been finalized with the internet marketing expert as of yet, time has not allowed me. After the Fly-in I plan to contact him to determine if LBV can benefit from his services.

**Roads** - John Buhr, TA (LBV) – *absent* – Rock wall repaired. Looks good!

Randy Haley, TA (PMR) –

Culvert was found probably by Carroll Electric. Will adjust work that needs to be done in that area.

**Maintenance** – Jon Testut

Welcome to our new Maintenance worker Ben Hebert (pronounce ‘abear’). 2-week training completed. Without hesitation, Ben has taken on the role of Maintenance Person with enthusiasm and ability. I am suitably impressed. Recommend confirming as new maintenance person.

Took delivery of and installed Bush Hog Power Trim Sickle Bar mower. We are now able to trim trees and bushes as well as roadside mowing, not to mention airstrip banked slopes. In my opinion, one of the more useful and versatile implements that we now own.

With many thanks to Ken, we repaired our Ditch Bank Mower and are in the final stages of prepping it to be sold, as recorded in previous minutes.

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**Security Patrol** – Phil Williamson, TA – quiet month, nothing to report

**Social** – Mary Gray, TA – Met last Tuesday – set up social activities – starting in September.

**Tech Support** – Jon Testut – *Nothing to Report*

**Water & Sewer** – No TA

**Old Business (Status Update):**

Runway obstruction – A strict letter was sent to the person.

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

- None

**New Business:**

- New Hire – Ben Hebert
- Motion to confirm new hire maintenance person

M/S/C

Phil Williamson/Mary Gray/Unanimous

- Unauthorized Residents -  
Lawyer filed a complaint with the courts on the unauthorized resident on Aster.
- Complaints -  
Received several complaints, they have been addressed. The most complaints are unlicensed vehicle on roadway, suggestions? Was discussed but nothing was decided.

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

**Adjournment at 8:00 pm**

M/S/C

Ken Buchheit/Randy Haley/Unanimous

**The next Board Meeting will be September 12, 2016,**

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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