

Lost Bridge Village Community Association, Inc.
By Teleconference (COVID-19)
Board Meeting Minutes – Open Call in for Members
September 21, 2020 @ 6:00pm
(Executive Meeting following)

Call to Order of Regular Meeting by President John Buhr @ 6:02pm

Trustees Present:	John Buhr, President	Carrie Webb, Vice-President
	Wayne Gunnels	Kirk Schuenemann
	Kati Griffin	Debby Overstreet (not present-via phone)

Approval of Agenda

- **Motion was made to approve the Agenda**
M/S/C Wayne Gunnels/Kati Griffin/Unanimous

Recognition of Members, Visitors, & Comments –

Please hold comments and questions until after Business Meeting to ask questions. The comments, questions and concerns will have a 3-minute time limit. We will capture your name and number and a board member will get back to you.

-There were no comments or questions from Members at the end of the meeting.

Comments Approval/Discussion of August 17, 2020 Board Minutes

- **Motion was made to approve August 17, 2020 Board Minutes**
M/S/C M/S/C Carrie Webb/Kirk Schuenemann/Unanimous

Treasurers Report – August 2020
Balance Sheet – August 31, 2020

Checking/Savings	
1000 - CASH IN MONEY MARKET - 0172	52,051.52
1001 - CASH IN CHECKING - 7265	28,071.44
1003 - ARVEST CAPITAL IMPROVEMENT 0743	
1003-A - AIRSTRIP IMPROVEMENTS	1,096.80
1003-B - COMM BLDG IMPROVEMENTS	2,250.00
1003-C - VILLAGE HALL IMPROVEMENTS	451.56
1003-D - REC CENTER IMPROVEMENTS	4,735.93
1003-E - LIBRARY IMPROVEMENTS	445.73
1003-F - TENNIS COURT	36,387.52
1003 - ARVEST CAPITAL IMPROVEMENT 0743 - Other	<u>20,545.81</u>
Total 1003 - ARVEST CAPITAL IMPROVEMENT 0743	65,913.35
1007 - CASH CONTINGENCY M/M FUND 9016	77,629.88
1010 - BUILDING DEPOSITS	<u>39,800.00</u>
Total Checking/Savings	263,466.19

August 2020 - Profit and Loss - Actuals vs. Budget

	Account	August Actuals	July Budget	\$ Diff	% Diff
Assessment Income	4000	\$2,451	\$3,400	-\$949	-28%
Late Fees Collected	4090	\$531	\$220	\$311	141%
Donations	4100	\$0	\$443	-\$443	-100%
Other Income		\$511	\$355	\$156	44%
Total Income		\$3,493	\$4,418	-\$925	-20.9%
Maintenance	7200	\$3,522	\$4,983	-\$1,462	-29%
Rec Center	7400	\$3,440	\$4,575	-\$1,135	-25%
General & Admin	7500	\$3,958	\$5,047	-\$1,089	-22%
Community Building	7600	\$342	\$660	-\$318	-48%
Roads	7700	\$457	\$1,442	-\$985	-68%
Capital Improvements	7900	\$5,095	\$825	\$4,270	518%
Total Expenses		\$16,813	\$17,532	-\$719	-4.1%

2020 - Year to Date

YTD Actuals	YTD Budget	\$ Diff	% to Budget
\$193,050	\$189,350	\$3,700	102%
\$4,175	\$4,190	-\$15	100%
\$4,485	\$7,918	-\$3,433	57%
\$3,423	\$6,112.00	-\$2,689	56%
\$205,132	\$207,570	-\$2,438	99%
\$23,452	\$37,274	-\$13,822	63%
\$23,174	\$29,350	-\$6,176	79%
\$52,880	\$60,866	-\$7,986	87%
\$5,734	\$5,350	\$384	107%
\$9,297	\$9,432	-\$135	99%
\$10,381	\$14,935	-\$4,554	70%
\$124,918	\$157,399	-\$32,481	79%

Income:

- ~ Assessment income finished below budget in August. Assessment income is +\$3.7k ahead of budget for the year or +2%.
- ~ \$531 in late fees were recorded in August. Late fees are on budget for the year.
- ~ \$0 in donations were collected in August.
- ~ Total income for August was below budget by \$925 or -21%. Total income is tracking 99% to budget or -\$2.4k for the year.

Expenses:

7200 MAINTENANCE

- ~ Total LBV Maintenance finished -29% below budget in August.
- ~ Savings came from equipment repair and misc labor.
- ~ Total LBV Maintenance is -37% to budget YTD or -\$13.8k

7400 RECREATION CENTER

- ~ Rec Center expenses were -25% below budget for August.
- ~ Lower pool manager hours drove the savings. \$700 of swimming pool supplies were recorded
- ~ Rec Center expenses are below budget by -\$6.2k or -21% to budget YTD.

7500 GENERAL AND ADMINISTRATION

- ~ Gen/Admin expenses were -22% below budget in August.
- ~ August savings came from admin, legal and library expenses
- ~ General/Admin expenses are -13% to budget YTD.

7600 LBVCA COMMUNITY BUILDING

- ~ Community Building expenses were under budget by -\$318 in August.
- ~ Expenses are over budget by +7% YTD, due to Maint/Repair costs (7622) earlier this year.

7700 ROADS

- ~ Total Roads was under budget by -\$985 in August.
- ~ Roads Dept is on budget through August.

7900 CAPITAL IMPROVEMENTS

- ~ New Sickle mower was purchased in August. \$5,095.

TOTAL EXPENSE

- ~ Total expenses for August finished 719 below budget. Expenses for the year are -\$32.4k below budget or -21%.

- **Motion was made to approve August's Financials.**

M/S/C

Carrie Webb/Kirk Schuenemann/Unanimous

Officers Reports:

President – John Buhr

- Nothing reported

Vice-President – Carrie Webb

- Nothing to report

Trustee Reports:

ACC

ACC Meeting Minutes for June 1, 2020

Members Present: John Niernberger, Chairman, Terry Brock, Sam Reynolds, Jeramy Webb, Dottie Elbert and Pete Lawlor

Members Absent: None

Call to Order: 4:00 pm (meeting was held outside and social distancing was practiced)

Guest Present: Larry Elbert – Prospective ACC Member

Applicants Present:

- Melvin Waters, Waters Home Improvements - contractor representing CAC S1 21. Project completed prior to submitting building application – roof overhang extended and changed deck footprint. Contractor attended to comply with ACC guidelines and file the necessary paperwork. A motion was made to assess a \$100 refundable performance deposit and \$100 application fee. The normal application fee of \$50 was doubled due to the noncompliant circumstances. Contractor apologized and stated that he was not aware of the ACC or their procedures. Dottie Elbert was assigned to the project. Performance deposit will be refunded upon Benton County inspection.

M/S/C Jeramy Webb Sam Reynolds Carried (1 No vote)

- PMR U1 PT2. Deck expansion and porch remodel. Property owner had visited with John Niernberger prior to starting subject project and thought a permit was not needed. It was discovered that the remodel had started without going through the proper procedures which initiated Mr. Bowen being invited to come before the Committee. A motion was made to accept a \$100 refundable performance deposit and \$50 application fee due to the miscommunication. Terry Brock was assigned to the project. Performance deposit will be refunded upon completion of the Benton County inspection.

M/S/C Dottie Elbert Sam Reynolds Unanimous

Chairman Report: John asked for several volunteers to meet with him and property owner FHS B2 20, regarding a storage shed that is being delivered to subject property without ACC approval. John, Pete and Jeramy will discuss with owner and determine what action is needed.

John has fielded several calls since last month's meeting. Some are ACC matters whereas others are more covenant compliance issues.

- Ginger Lane (Posy Mountain) regarding clearing trees and future foundation pour. Property owner was told he had to present plans for ACC approval before any building could commence.
- Posy Mountain Circle - Yurts inquiry. Tents already set-up.
- Posy Mountain Ranch Unit 4 – Metal sided home inquiry (must be wood grained)

Discussion Items:

- Larry Elbert was unanimously welcomed as our new ACC member. Welcome aboard Larry!
- Carport discussion was tabled for a future meeting.

Member Reports: Spreadsheet review of the active building projects.

New Business: None

Old Business: None

Next meeting Monday October 5, 2020, at 4 PM

Airstrip – John Buhr, TA

Have purchased and applied weed control spray on several cracks where new weed growth has taken root. These efforts will continue. Working to schedule a weed eater day in September to work on the south end of the airstrip. Once this area is trimmed and edged weed control spray will be applied. No other maintenance work is scheduled for September.

Safety Note: This is an active airstrip please use caution when walking don't use ear buds as you most

likely will not hear an aircraft landing.

Community Building – OPEN, TA

Covenant Compliance & Review - Spreadsheet with ongoing investigations/actions provided
Kirk Schuenemann, TA – Nothing to report

Debby Overstreet, TA – Nothing to report

Legal and Insurance – Wayne Gunnels, TA

Legal

Nothing to report.

Insurance

Nothing to report.

Library – OPEN, TA

We are collecting library material couple days a week.

Parks and Recreation – Kati Griffin, TA

Pool

- The pool is now closed for the season.
 - We had a very good season considering a late start due to COVID.
 - Pool has not been officially shut down and winterized yet because we are waiting to get our pool vacuum back from the shop.
 - Pool vacuum will be picked up 9/17
 - Need to ensure the pool vacuum is fully functional before storing until next year.
- It was determined that the pool falls under restrictive guidelines and a smaller pump cannot be installed. A couple of adjustments were made to buy some time, but the fix is not a permanent solution. There are a couple of suggested options and we can now begin to move forward now that the pool is closed for the season.

Garden

- There is a Lost Bridge Village Garden that a resident has been watering for several years by hand. Checking into the cost of getting water to that area.

Property & Marketing – Debby Overstreet, TA

Nothing to report

Web Design – Carrie Webb, TA

Nothing to report

Election – Carrie Webb, TA

Nothing to report

Roads & Maintenance – Kirk Schuenemann, TA

The brand-new sickle bar is broken, it worked for a couple of days. John Deere messed up and gave us wrong sickle bar to fit our tractor. We furnished them with the measurements, but they got it wrong.

Security Patrol – OPEN, TA

Social – Carrie Webb, TA

We are at a stale mate due to COVID. Kati had some ideas that could possibly work. There is some on-line bingo that has been going on. In other areas in Benton Community they are doing trash pickups where they are assigned a street and they go with their families, so they maintain social distancing and helping the community at the same time. Another suggestion was a tailgating event. We can play music, and everyone stay in their own little areas.

Carrie suggested that if anyone has an idea to please forward to her and she will present to Social Committee for their thoughts.

Tech Support – Debby Overstreet, TA

Nothing to report

Old Business (Status Update):

- Tennis Court Update – John Buhr – We do not have much information in files. This needs to be put on the next ballot going out at end of year. This all kind of rolls up with the LBV 2.0 project going forward. This can be step one towards LBV 2.0. We need to figure the next step. Need to work on this outside regular board meeting. The board will meet the first week in November to discuss. Decided to put together a Facebook ad to look for someone who is willing to donate time with architecture background to help with the LBV 2.0 project.
- Credit Card for Maintenance – Wayne Gunnels – Unfortunately Tamy has been gone. We need to do this.
- Master Plan for the Rec Center and Pool - Future for Rec Center (LBV 2.0) – Need to discuss outside of Board Meeting. We need to look at future plans/needs for the Rec Center. Carrie had put some conceptual drawings for Rec Area couple years ago. We need to resurrect this plan. The board needs to figure out:
 - 1) What all needs to be included in the Rec Area
 - 2) How to move forward
 - 3) Funding

Was discussed to pitch LBV 2.0 concept at Annual Meeting and get members excited and involved. Possibly sending out information in with annual billing and also putting on our website. Also, the possibility of setting up Zoom Meetings to get more owners involved

- Fall Clean-Up – Kati Griffin - Unfortunately, we are not able to get trailers for tires and electronics. I am concerned what people would do with them if they cannot bring them to the dumpster. The last thing I want is trash dumped on roadsides. Was decided to wait until Spring.
- REMINDER: Any covenant changes need to be discussed – John Buhr – If we any covenant changes, we need to have it done in September to get it on the ballot. Discussed changes to domestic animals. We need to get this going to get on the ballot.
- Trees topped and dead tree removed in gazebo park – John Buhr – We need something to make sure they get it all cleaned up. Board wants identification of the trees that are going to be topped and taken out first. Then the board can write something up that includes reserve amount from them, number of days to be done, licensed contractor and everything removed as if it never happened. Suggested to talk to the neighbor that the trees overhang on their property.

New Business:

- New ACC Board Members Approval for Larry Elbert.
 - **Motion was made to approve Larry Elbert as new ACC Member.**
M/S/C Carrie Webb/Kirk Schuenemann/Unanimous

- Buckhorn Cul-de-Sac moved – John Buhr – I had a call from someone wanting to buy 8 parcels at the end of Buckhorn (white sign road). The only place that is flat is on the radius of the cul-de-sac. He wants permission to move the cul-de-sac closer to 127 so he can build a house on it. Board said it would be up to him to get a new survey and setback. The Village will not bear the responsibility. This will all need to be done before he goes to ACC to get a building permit. John will get back with him on this.
- Airstrip Hanger Construction – John Buhr – I received a call from someone who wants to build a hanger on airport. Is the board wanting to entertain this? Much discussion on this topic. Will need to be researched a little more.
- Bylaws – John Buhr – Every other even year, the Bylaws need to be looked at for any updates/corrections. Needs to be looked over.
- Publishing Minutes – Carrie Webb – When should they be put or published on our website? Board decided to have them approved and signed before publishing.
- Maintenance Request for Tennis Courts – Wayne Gunnels – I have been seeing a lot of activity recently. Need to get weeds out of the cracks on the courts, the entrance needs weed-eated and the leaves blown out of the corners.

➤ **A motion was made to adjourn.**

M/S/C

Carrie Webb /Kati Griffin/Unanimous

Adjournment @ 7:17pm

The next Board Meeting – October 19, 2020 @ 6pm

John Buhr, President

Carrie Webb, Vice-President

Wayne Gunnels, Secretary/Treasurer

Kati Griffin

Kirk Schuenemann

Debby Overstreet (via Phone)

OPEN