

**Lost Bridge Village Community Association, Inc.**  
12477 Lodge Drive, Garfield, AR 72732  
**FORTY-SIXTH ANNUAL BUSINESS MEETING**  
**March 11, 2017**

President Jon Testut called the Forty-Sixth Annual Meeting to order in the Village Hall at 2:00 p.m., Saturday, March 11, 2017. (Narrative accompanied by PowerPoint Presentation)

Jon opened the meeting by introducing himself as 27<sup>th</sup> president. He welcomed property owners and visitors and thanked them for their attendance and interest in the Association. Jon spoke of how he ended up in LBV from Long Island, NY. 25 property owners signed the registration of attendance at this meeting.

Jon introduced the current Board Members:

- John Buhr
- Mary Gray
- Randy Haley
- Phil Williamson
- John Wilson

He also introduced the Office Administrator and Office Assistant in the LBV Office:

- Tamy Niernberger
- Pat Larsen

Introduction of Guest Speaker – Judge Barry Moehring

Judge Moehring started by giving his background. He gave a description of what a County Judge does and their purpose. LBV Roads and Maintenance department had visited with him with a very detailed list of all the requirements of Lost Bridge requests. Moehring ensured the people they have great representation from the board. They are doing a great job. The list includes roads that need repaved, new pavement, patch work, culverts to look at and signage. The county is currently going to resurface Pine Drive. The road is about ¼ mile long and will cost around \$60k. Roads are very expensive to pave and maintain. Patch work is planning to be done on Pine, Black Oak, Hickory, Elm, Dogwood that will cost around \$15k. Still other roads are being looked at. We have recently installed guard rails on Slate Gap Road that cost \$50k; Signs have been replaced, etc. Moehring had a handout of where LBV Property taxes are allocated.

Q: The handout includes only property tax. Is there a way you can compute sales tax in the figures?

A: No way to figure that, but most are from property tax.

Q: Use to be able to get asphalt to patch road, what happened?

A: Jon Testut - Lost Bridge Village would give the County money for the material and we would provide labor. We can check into it again.

Departing Board Members (Jon Testut)

As you all know the annual meeting is the breakpoint in the timeline for the LBVCA administration where newly elected Trustees come onboard with hearty congratulations from us all.

But the sadder part of the ceremony is to say good-by to the outgoing trustees as well. It is with a bit of sadness and a touch of envy that we say so long to, Mary Gray, John Wilson, and Ken Buchheit. As you know, there have been others before and more to follow, but as of right now, the LBVCA Board

members would like to say thank you for your dedication to the Village and wish you the best as you step down from the Board.

#### Results: Trustee Election/Covenant Proposal (Ted Tidwell)

Ted stated the purpose of Election Committee is to count and certify the ballots at each of the Village elections. 3 members include himself, Ellen Rinard and Pat Reynolds. Following the close of balloting on March 10<sup>th</sup>, the committee certified the balloting to elect 4 new members for 3-year term to the Board from among 5 candidates who are Mary Gray, Corey Maish, Ben Hebert, Jon Testut and Hugh Fenner. Our sincere thanks for being willing to serve on board for the community. The results from 210 certified ballots are: Mary Gray, Ben Hebert, Corey Maish and Jon Testut. Thank you for serving. Ted thanked the election committee and Tamy Niernberger for their help. Ted extended congratulations to the new trustees and the Board as a whole.

The proposed Covenants change for Posy Mountain ballots concerning use of "ONLY Bow and Arrow, crossbow, bb gun or pellet gun allowed to be discharged" – 346 ½ for and 81 votes against – Amendment passed.

#### **Year in Review – Trustees:**

##### *Treasurer's Report – Phil Williamson*

Went over last year's budget and how the monies were spent. The year ended under-budget. Last year we went after late assessment fees. In doing so, \$18k was collected and was used for the pool renovations.

2017 budget includes \$242,600 projected income which includes an estimated \$9k of liens estimated to collect. Expenses are the same \$242,600.

##### *Security – Phil Williamson*

I have been doing this since 2008 so if it is an emergency call 911; hear shots don't call me, call 911! 2016 was a quiet year. The village has seen speeding, illegal hunting, unlocked home, dogs off leashes and illegal burning of trash. Showed a list of zone captains and their areas.

##### *Covenant Compliance – Phil Williamson*

The purpose of Covenants is to promote the health, recreation, safety, welfare and value of our community.

In 2016, over 35 compliance letters were sent out due to exterior maintenance, speeding, excessive lighting, illegal parking, illegal camping, clear cutting, signage, and animal control.

##### *Architectural Control Committee (ACC) – Hugh Wagner*

Members are: Hugh Wagner, Chairman, Wally Ake, Rich Brundage, Same Reynolds, Jim Haguewood and Tom Pedano with Jon Testut as the Board Trustee.

General Guidelines: Since 2014 permits are issued and inspections are performed by Benton County only after receiving application approval from LBVCA ACC.

Procedure: ACC reviews applications and plans for covenant compliance and approves/denies applications using the Building Standards and Practices (BS&P) as a guide. A Building Project-Checklist is completed. ACC follows up review/approval for Covenant compliance before notifying Benton County to perform final inspection of project.

Duties/Responsibilities of ACC were discussed.

In 2016, the ACC received 20 inquiries about construction in LBVCA. This resulted in 18 approved applications. 12 new homes, garages, sheds & home additions; 9 new/modified decks; 4 fences. Only 2 applications were denied last year.

The ACC meets the 1<sup>st</sup> Monday of the month @ 9am. If you are interested in serving on the committee, please let the office know.

#### *Community Building – Mary Gray*

Last year the Guidelines for Rental Houses, Recreation Center, Community Building, and Long and Short Term Renters were revised.

All the fire extinguishers were tested and serviced for the Community Building, Recreation Center, and Maintenance Building. Door closures were installed on the library exterior doors.

A leak study was performed on the entire community building. As a result, new gutters and downspouts were installed.

#### *Social – Mary Gray*

The Social Committee was re-established in June 2016 and hosted and/or assisted with: July Fireworks, Annual Fly-In, Oktoberfest, Pot Luck Dinner, and Progressive Dinner.

2016 Social Committee members are: Mary Gray, Julie Hearron, Pat Reynolds, Pat Larsen, Faith Marshall, Diane Kotouc, Judy Williamson, Kate O'Donnell, Valerie Bell, Roberta Heaton, Linda Shade, Kara Funk, Niki Higginson and Janet Buhr.

The Social Committee Treasurer Report was presented.

#### *Library – Pat Testut*

Pat reported she has been librarian since retiring from Garfield School Library six years ago. As always, we strive to keep our library current. The library budget allows us to purchase books monthly to allow us to continue updating material. Generous donations from villagers including books, audio books, dvd's, and magazines as well as financial contributions has allowed us to provide additional materials that would not have been possible otherwise. Thank you to all of you who have donated to our library.

LBV Library Mission Statement: Lost Bridge Village Library is dedicated to providing free library services for our patrons, practical access to our collection, and to provide materials of popular interest to the Lost Bridge Village Community. It is our hope we continue to live up to this expectation.

You may have noticed that due to our continually expanding collections, we have made changes to way the collection is housed this year. We are striving to make use of the space we have available. Our audio collection has doubled since last year. Security cameras were installed to help prevent loss of material, this will help with spending on new books instead of replacing old ones.

In 2016: 1,178 Books, 1,184 Movies, and 203 Audio Books were checked out of the library.

Purchases/Gifts in 2016: 114 Books, 70 Movies, and 40 Audio Books

2016 Inventory: 1828 books, 872 movies, and 144 Audio books

Library Volunteers: Patti French, Ellen Slaney, Marguerite Hammer, Judy Williamson, Kara Funk, Noel Sloan, and Pat Larsen

We also have a good relationship with the Friendly Book Store on Second Street in Rogers near Harps. We provide them with books we cannot sell and they provide us with large print books that are fairly

expensive and requested books that we have difficulty finding. Please patronize them often, all the money they receive go directly to Roger's Public Library for programs and special events.

(Website for movies and books was shown.) Also, printouts for the websites are on the back table.

#### *Parks & Recreation – John Buhr*

Thank you for everyone who uses our facilities, all the volunteers who donated their time, talents, and efforts during this past year. Your results made a huge change and were very positive. In addition thanks to all who made financial donations for this years "4<sup>th</sup> of July Fireworks" and the Pool renovation project.

#### 2016 Accomplishments:

- May 2016
  - Annual Clean-Up of the Recreation Center Building, Pool Area, and grounds including the Tennis Courts
  - Pool Opening
  - LBV Beautification
- July 2016
  - 4<sup>th</sup> of July Fireworks and Cookout
- September thru December 2016
  - Pool Closing
  - Pool renovation project evaluation, recommendation, and board approval

Renovation of pool is getting finished, it should be done soon.

#### *Roads (LBV) – John Buhr*

#### 2016 Accomplishments:

- Dogwood Roadway Washout
- Benton County Roads Department
  - LBV engaged in Meetings with Benton County Roads Depart
  - LBV Roadway Requests
  - Work Completed
- Mild Winter, only one time we were out treating roads
- LBV On-Going Roadway Maintenance

#### *Roads (PMR) – Randy Haley*

First of all, I would like to thank Ken, Jason and Ben for all the work they have done in Posy. We had a very aggressive take off of trying to put in a park that we talked about last year and between shift change and our damaged equipment, we did not get as far as we expected this last year but we are working on that. (Randy showed slides of roads that had been worked on or are working on in Posy Mountain.)

#### *Legal & Insurance – John Wilson*

We had a great year with no claims in the calendar year or our policy year. The interesting thing we did last year was to consolidate our policies under one agent. (A slide was shown of the pros and cons of consolidating. A chart was shown that shows different years of coverage.) The biggest difference is the Air Strip/Fly-In where it is down due to a different agency handling the insurance and they gave quote that included items already covered in our other policies.

### *Airstrip – Steve Bray*

Airport Manager – Steve Bray. The Airstrip was established in 1969. As Airport Manager, I get calls from people who are looking in area and want to land. There is interest in the Aviation Community, when they see our airstrip on the lake. (statistics about airstrip was shown.) The airstrip also gets used for exercise and walking especially during evening since it is so flat. As far as the maintenance of the airstrip, most of it is done by volunteers. They have filled cracks with product purchased last year. Unauthorized vehicles are not allowed on runway. Just a reminder for people walking the runway, to be aware of potential air crafts could be landing especially if you are using earbuds. The biggest activity you see on the runway is the Fly-In & Car Show. Last year there were weather problems but from year to year, it generates enthusiasm. Boats, cars, airplanes, food, and music are enjoyed by all who attend.

### *Properties & Marketing – Jon Testut*

This is a new position on board. This position consists of:

- Promoting LBVCA properties through various forms of media marketing, such as brochures, site signage, internet, magazines, etc.
- Initiate business relations with local real estates.
- Create and maintain a database of (available) LBVCA properties.
- Act as liaison between property owners and potentials buyers.
- Provide updated property information on LBVCA.com
- Periodic inspection and maintenance of LBVCA properties and signage as necessary for covenant compliance and marketability.

LBV is not in the real estate business per se, but when we can sell our properties to interested homebuilders, it can convert a tax burden into an income stream for the village. To further those efforts, we have recently entered a Billboard sharing agreement with Beaver Lake Realty to advertise our inventory of properties. Located across from Wheeler metal on Hwy 62 at a cost of \$45 per month.

### *Maintenance – Jon Testut*

If you have a Maintenance request – fill out maintenance form on line.

The Trustee is responsible for:

- Supervising Maintenance Department
- Roadside and Airstrip Mowing, Snow Plowing, and Equipment Maintenance

This job can't do the job alone. Personal Property Owner's responsibilities include:

- Burning care in burning leaves (county fire ban..LBVCA.com)
- Culvert cleaning, (driveway (private) cross-street (county))
- Off-street parking to allow for mowing and snow-plowing
- Refuse in containers of street
- Problems see & say
- County roads vs. private roads responsibilities:
  - Green are county
  - Blue are limited county
  - White are private

Major Activities for the Year:

- Sanding/Snow removal: Ice pre-treat/Spreader/Plow/Sweeper (light)
- Grass Cutting: Caution when driving, allow room, equipment noise inhibits drivers
- Maintenance/Repairs: In house services Village Equipment/ Save money

Jon talked about the **Brush Collection Site**:

- No more Burn pile: Labor, limited fire lighting times (ban)
- Chipper: Mulch/chips available free

*Technical Support – Jon Testut*

Technical Support is responsible for several pieces of equipment:

- Office Computers (4)
- Large Screen Display (1)
- Video Projector (1)
- Lobby & Library Computers (2)
- Printers/Copiers (4)
- Peripheral Equipment (Router, Range Extender)
- Security/Surveillance (3)

Technical Support Duties:

- Upgrade Software: MS Office/QuickBooks/Office 365
- Modify/Develop Programming as needed
- Maintain/Repair Equipment
- Install New/Replacement Hardware
- Plan replacement/additional software/equipment as needed

Webmaster Duties & Responsibilities:

- Maintain & Update [WWW.LBVCA.COM](http://WWW.LBVCA.COM)
- Maintain & Update [WWW.LBVProperties.COM](http://WWW.LBVProperties.COM)  
*(Under Development)*

There are 34 pages of information on our website. Website visitation has grown.

<u>Month</u>		<u>Year</u>	
Jan	2859	2015	>5000
Feb	2429	2016	36632
Mar	394 <i>(so far this month)</i>	2017	5682 <i>(so far this year)</i>

There was recognition for all the volunteers who have helped with Annual Spring Clean-Up, Highway 127 Clean-Up Crew, Library Volunteers, July 4<sup>th</sup> Activities, Fly-In, Octoberfest, Neighborhood Watch Patrol, Architectural Control Committee, Social Committee, Dogwood Wall Repair and Ted Tidwell's Band.

The Annual Meeting ended with a Question and Answer Session.

COMMENT: Thank you to Ben for trimming/cutting the plants/trees at Village Office. This has never been done since they were planted. It looks great!

Q: There is a dog on White Oak that barks constantly. What can be done?

A: Phil Williamson – please get with me after meeting and I will get information and I will contact owner to see if we can solve the problem.

Q: There is deteriorating properties in the village. What can be done?

A: Phil Williamson – We send letters to the property owners. The concern that it is a safety issue, the County might be able to help us. Judge Moehring replied that he will check into Benton County responsibility on the properties and get back with LBV Board. Couple of properties were mentioned and Phil said he would check into them.

Comment: Phil Williamson – If you see something that needs our attention, please say so. You can go on-line and fill out a form and send to us. That is very helpful. We can't do this 24-7, we do the best that we can. We need you to help us out.

Q: When we donate items to the library, where do we put it?

A: Pat Testut – If you go into the library where the DVD's are, there is a closet. Open the door and put on the shelf. If you want a receipt, put your name on it and I will get one to you.

Q: Of the 18 completed ACC Projects, how many were new homes?

A: Hugh Wagner – 12 were new homes.

Q: With the people who have not paid their assessments, can the village do something to take property back and sell to an interested person?

A: It is a legal process that takes around 8 months. As far as selling to an interested person, we don't know who is interested in the property. The village will end up with more property to sell. The expense and time it takes to get property plus the expense of cleaning it up, would cost more than the village could budget for.

Q: Can we create a time at the pool for designated for Adult Time only? When I want to go, there seems like a lot of kids are there.

A: John Buhr – Yes, we could look into it.

Q: Will pool repair help with water bill?

A: John Buhr – Yes

Q: ATV's cannot be registered so they are not allowed on roads. What can be done about the ATV's being driven around village?

A: Phil Williamson - It is illegal to drive ATV's on Benton County Roads. It is hard to catch them due to by the time you call, they are already gone. When this happens, call 911. If we call enough times they (the Sheriff) will come out and sit and watch for them. If you know who they are, let me know and I will send them a letter.

Motion was made to Adjourn

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

Jon Testut adjourned the Annual Meeting at 4:20 pm.

Next Annual Meeting will be Saturday, March 10, 2018.

Respectfully submitted by Tamy Niernberger, Office Administrator.