

LOST BRIDGE VILLAGE COMMUNITY ASSOCIATION, INC.
12477 Lodge Drive, Garfield, AR 72732
Board of Trustees Regular Meeting
January 12, 2015 6:00 P.M.

Trustees Present: Debby Maule Steve Bray
David Hudiburgh Jon Testut
Randy Haley Ellen Rinard
Pete Sams

Trustees Absent: (None)

The Meeting was called to order by President Debby Maule at 6:00 p.m.

Visitor(s) in attendance: Ken Buchheit and John Wilson

The Minutes of December 8, 2014 were approved as written.

M/S/C Steve Bray Pete Sams Unanimous

FINANCIALS, Ellen Rinard, Treasurer:

Ellen reported that we ended the year in the black with \$10,108 in the bank. Thanks to all for watching the budget the past few months and to Grady and Paula Allen for their flexibility on their contract. Ellen then presented the Bills over \$200. Steve Bray asked about the cost of \$409.53 for window envelopes. Marty Sauers explained that that was for 2,000 window, self-sealing, envelopes (printed with our return address) needed for the December statement mailing and last week's ballot mailing, both mailings using about 900 envelopes each.

Motion was made to approve the Treasurer's report including the Bills Over \$200 report:

M/S/C David Hudiburgh Steve Bray Unanimous

OFFICER REPORTS:

President, Debby Maule – Debby opened her remarks by wishing Happy New Year to the Board. She then expressed thanks to all for working to keep costs down in the last quarter of 2014.

Regarding the recently announced moratorium on Beaver Lake dock permits and related matters with the Corps of Engineers, Debby informed the Board she had called the Corps and confirmed that our annual Fireworks permit would not be affected by the moratorium.

She also reported that the LBVCA annual Fly In event, to be held the 2nd Saturday in September, will be listed in the "Heart of the Ozarks" auto club flyer, which is widely distributed.

She reported that the Annual Meeting Notice-cum-Trustee ballots were mailed out last Thursday, including a bio for each of the 8 candidates running. Enclosed with the Trustee ballots was the ballot for voting on the proposed Posy Mountain Ranch covenant changes.

Regarding the LBVCA Annual Meeting (to be held Saturday, March 14th), she said she would schedule a separate meeting in February to start planning the slide show presentation. She reported that she extended an invitation to Jeff Clark of the Benton County Roads Department for Jeff or someone from his staff to

Speak on what his department does and can do for the Village as it might be very helpful for property owners to understand how we work with the Benton County Roads Department.

Steve Bray commented that the cover letter that accompanied the recent ballots mailing stated that all proposed changes would only affect Posy Mountain Ranch ("PMR"). He pointed out that this was not accurate as the item concerning burning – specifically, "...All burns on LBVCA residential lots must follow the rules and procedures of Benton County Rural Fire.", affects all LBVCA property owners, not just PMR.

Vice President, Jon Testut – Jon reported that he contacted Benton County Environmental (479-271-1083) regarding complaints about garbage dumping at the East Airport switchback and at assorted PMR locations, and that "No Dumping" signs have been requested; progress has been reported back to the concerned residents. Regarding the Rec Center redbud tree with the Carroll Electric guy wire growing into it, there is nothing further to report at this time. Regarding the exterior lights at the Community Building, Jon is working with Josh Doss, an electrician and PMR resident, for possible replacement of timers (to digital) and bulbs (8-10 LED or 2-4 CFL). Josh would volunteer his time; LBVCA would only need to pay for parts.

TA Reports:

ACC, Jon Testut, TA –

Jon reported that at the recent ACC Board meeting there was discussion regarding the problem of new project applicants bypassing the ACC permitting process by going directly to Benton County Planning. A potential solution would be to supply Benton County with an LBVCA map which Benton County could use to identify LBVCA applicants when they call or come in and thus know when to ask for the appropriate authorized paperwork from LBVCA. (Note: Marty Sauers has submitted maps to Audry at B.C. Planning per Audry's request.)

Pete Sams asked if Jon's ACC presentation at the Annual Meeting could perhaps include an explanation on the ACC permitting process so property owners understand why they need to go through the ACC. Jon replied that was already planned for inclusion.

Jon also reported that the ACC discussed the idea of offering a financial stipend to committee members as compensation and incentive to perform the oversight duties of their committee positions. All committee members declined to authorize a stipend.

Jon then presented a sheet on "Building Project Fees & Deposits" and stated that it is the consensus of the ACC to adjust the proportional Project Fees to lower fixed fees. Reasons for change: the project fees are a disincentive as Benton County also charges fees, plus committee members no longer perform inspector duties to the same extent as in the past. However, there are also reasons for leaving the Project Fees as is: Article X, Sections 1, 2 and 16 of the Covenants provide for the establishment and enforcement of Building Standards and Practices including fees; for 15+ years these fees have provided a (small) revenue stream for the Village (\$6000 in 2013 but only \$100 in 2014); members will continue to oversee projects including processing paperwork and doing inspections, albeit to a lesser degree; LBVCA incurs expenses with any construction project (including paperwork, wear and tear on roads, legal fees, wear and tear on amenities); plus potential revenue loss (in 2013, Project Fees, called Permit Fees at that time, brought in \$6000 but only \$100 in 2014). There was much discussion on this topic, including the suggestion by Jon that the funds in the Project Fee line item could be a reserve to use for legal costs, or road maintenance, etc., as needed; or, that the Project Fee be dropped altogether and we charge only the \$50 Application Fee and the refundable Performance Deposit; or, that the Project Fee be dropped, the Application Fee be doubled and/or the Performance Deposit be doubled as well so in the event a project is incomplete due to bankruptcy, etc., the Village will have funds to deal with an

incomplete project. It was decided that this topic would be tabled and Jon will go back to the ACC and ask for a new recommendation after researching the history of the Performance Deposit (when it was last raised).

Airstrip, Steve Bray, TA – Steve reported that a question came up about the trimming of trees at the flight approach end of the airstrip. He said there is some history of topping trees on private property there. Jon Testut commented that in the past the trimming was done by volunteers who were mostly pilots. Steve pointed out that he feels the Village is under no obligation to trim the trees, and that it's a pilot's responsibility to check out the "NOTAMS" ("Notices to Airmen"). Steve will check to see if it's necessary to update with the General Aviation District Office ("GADO") the NOTAMS for our airstrip if we're a private airstrip.

Community Building, David Hudiburgh, TAs – Nothing to report.

Covenant Review, David Hudiburgh and Randy Haley, TAs – Nothing to report.

Legal & Insurance, David Hudiburgh, TA – David received from our airstrip insurance rep a renewal quote at the same rate as last year, \$1,563. A vote was not needed to approve this payout.

Library, Jon Testut, TA – Nothing to report.

Parks & Recreation, Steve Bray and Pete Sams, TAs – Steve reported that the Pool Manager Contract for 2015 has been signed and the terms meet the allocated budget. Regarding the Beaver Lake Corps of Engineers' 18-month moratorium (effective 1/31/15), the Corps will be holding public forums to gather information to assist them with developing a new plan for usage of the Lake, including wildlife management, dock management, motor use, etc. Steve recommends that LBVCA has a presence at one of the meetings when locations and dates are announced.

Pete reported that although he is resigning from the Board (effective 3/14/15) he will still handle arrangements for the LBVCA fireworks display this year and in the coming years. He has arranged for Hawg Wild Fireworks to hold a pyro class here at the Village Hall (on Saturday, January 24th, 8-5) and plans to attend (\$50 fee). He invited Steve Bray and Randy Haley to attend with the intent of providing the Village with a team of back-up shooters, in the event we're unable to find a shooter available on the date we need. Also, once LBVers are licensed shooters LBVCA can purchase its own fireworks and do the shoot, if LBVCA so chooses (it would save money). Pete also asked Steve if Hawg Wild's class could use the airstrip for a practice shoot on Jan. 24th, instead of shooting from the shoreline. This would save on the cost of a permit fee with the Corps of Engineers, although we would still need a permit from the State of Arkansas. Steve will look into this and get back to Pete. Pete also pointed out that LBVCA no longer needs to prepay in February or March in order to get a discount on fireworks, as was required with the fireworks vendor we've used in the past. We can now prepay in April and still get a good price.

Political, all Trustees – Debby Maule reminded Board members of the upcoming Beaver Watershed Alliance meeting at the Village Hall on Thursday evening, January 15th, and referred them to the email information from Courtney Thomas that Marty Sauers distributed to board members before tonight's meeting. Marty asked for board volunteers to help with set up of tables and chairs and the projector and screen. Pete Sams and Steve Bray volunteered. Debby Maule and David Hudiburgh will also be attending the meeting. As the Watershed group is providing a meal with the meeting Marty will RSVP with Courtney tomorrow, and Debby will send out a broadcast email to the village email distribution list.

Roads and Maintenance, Jon Testut, Pete Sams and Debby Maule, TAs – Jon reported that now that it's the new year we are back to the status quo. The winter equipment is all set and ready for use. Sealing of the cement floor in the new maintenance building is on hold until the weather is warmer; in the meantime, the truck and tractor will be housed in the old maintenance shed. Jon also mentioned that the rear seal on the truck engine is leaking oil a little. There was a bit of discussion on this topic with the conclusion that the maintenance crew should simply monitor the oil leak for now.

Security Patrol, Ellen Rinard, TA – Ellen reported that Captain Hahn of the Benton County Sheriff's office contacted her to let her know the IT problem with the online crime stats has been fixed. (The link: <http://gis.bentoncountyar.gov/MapsandStats/index.html>.) Captain Hahn is scheduled to speak at LBVCA's Annual Meeting on March 14, 2015.

She also reported that Phil Williamson gave his approval to publish the names of LBV's Zone Captains via a link on the LBVCA website, and Jon Testut has added this information (under the "FYI" tab).

Social, Debby Maule, TA

Debby expressed thanks to the hosts of the Christmas Progressive Dinner last month, and to Faith Marshall for organizing the event.

She also reported that there will be no social event for January, the tentative Valentine's social for February will not come to fruition, and there will be no St. Patrick's social in March, unless a new host would like to volunteer to organize it. Also, so far nothing is schedule for April but she's working on it. Ellen Rinard commented that she had been at a group function earlier in the day and some suggestions for social functions were offered: ice cream social, Hawaiian theme pig roast, chicken and noodles winter comfort food social, and a Meat Loaf cook-off. Debby thanked her for the suggestions, and concluded by saying she's hopeful the May social can again be the Italian Dinner sponsored by Marie Norris and Larry Shade now that Larry is doing so well again.

Tech Support, Jon Testut and Steve Bray, TAs – Debby asked that the Trustee candidate bios be put up on the LBVCA website. Jon will take care of it. Jon also reported that he has added Security Patrol information on the website as well as the LBVCA Annual Meeting date. He is also working on adding winter scene photos to the website so if anyone has some good winter photos of the village please forward them to Jon. Regarding the discussion a few months ago about LBVCA owning a router instead of renting one monthly, Jon recommends we continue renting as we recently had to have it replaced and the replacement cost us nothing.

Steve reported that he has been working on new screens for the Access upgrade and asked that Marty review them when she gets a chance. He estimates that, due to busy work schedules, it will be April before he and Marty can sit down together to fully review the Access upgrade.

LBV Water & Sewer, David Hudiburgh TA – Nothing to report.

OLD BUSINESS:

- **New Maintenance Building:** David Hudiburgh stated that the replacement of the small concrete apron is of a better/stronger quality than the original apron. To test the strength of the larger apron /ramp at the opposite end of the maintenance building, he stated he'd like to have Grady Allen drive the truck with a full load of sand through the maintenance building and down that concrete apron, just to be sure it will hold. Regarding sealing the cement floor, according to the directions on the sealant the temperature needs to be 55 degrees. Pete Sams offered to loan the Village his workshop space heater, which could heat the concrete and space in a short time.
- **Illegal Dumping at East Airport switchback:** (See above.)
Pool Manager Contract and Job Description: (See above)
Board vote on acceptance of Debby Maule's and Pete Sam's resignations: Per Debby, no action is needed as she submitted her formal written resignation at the last meeting. Pete had sent his written resignation to Debby via email but will follow up and send a copy to Marty in the Office.

NEW BUSINESS

- Annual Board Trustee Ballot mailing combined with PMR ballot mailing: (See the President's Report, above.)
- ACC Project Fee Change proposal for Board action: (See Above.)
- NEBCO FIRE-EMS 11th Annual Chili Cook-Off (2/21/15) sponsorship: Debby will ask Gary Hearron if he'd like to be a chili cook again this year and if yes LBVCA will sponsor him and his team.
- 2015 Strategy for handling covenant violators: Steve pointed out that since it's now 2015 we can move forward with cleaning up the village, if we have a strategy in place. Debby suggested the Board pursue legal action against the top 5 violators (combined from PMR and the Village proper). Randy Haley and David Hudiburgh will meet to view violators in both areas together and then jointly determine the top 5. They will report back to Debby, who will in turn submit those names to the LBVCA attorney for action.

Motion to adjourn meeting: 7:56 PM.

M/S/C David Hudiburgh Randy Haley Unanimous

The next Board Meeting will be February 9, 2015.

Respectfully submitted by Marty Sauers, Office Administrator.

Debby Maule, President

Steve Bray, Secretary

Ellen Rinard, Treasurer

David Hudiburgh

Pete Sams

Jon Testut, Vice President

Randy Haley