

LOST BRIDGE VILLAGE COMMUNITY ASSOCIATION, INC.
12477 Lodge Drive, Garfield, AR 72732
Board of Trustees Regular Meeting
June 9, 2014 6:00 P.M.

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

Trustees Absent: David Myers

Visitor(s) in attendance: Peggy Webster, Grady Allen, Paula Allen, Ken Buchheit, Doug Johnson of First Western (Insurance), Scott Yarbrough of NWA Metal Buildings

The Meeting was called to order by President Debby Maule at 6:07 PM.

The Minutes of May 12, 2014 were approved as written.

M/S/C Steve Bray David Hudiburgh Unanimous

FINANCIALS:

Debby Maule read David Myers' report in his absence. Motion was made to approve the Treasurer's report:

M/S/C Steve Bray David Hudiburgh Unanimous

The May Bills over \$200 were presented and approved.

M/S/C Steve Bray David Hudiburgh Unanimous

OFFICER REPORTS:

President, Debby Maule

Debby presented the letter she sent to the Arkansas Department of Environmental Quality ("D.E.Q.") in follow-up to a villager's complaint about the Burn Pile. The letter will be hand delivered, by Becky Allison, to Miss Marks, the Director of the D.E.Q.

Debby also presented a photo-board regarding covenant violations, asking the Board for support in aggressively pursuing violators.

Vice President, David Myers (absent) – No report.

TA Reports:

ACC, Jon Testut, TA

(See Old Business, below.)

Airstrip, Steve Bray, TA

Nothing to report.

Community Building, David Myers & David Hudiburgh, TAs

David Hudiburgh reported that the uneven sidewalk at the Community Building is being looked into by cement contractor Mark Seratt.

Covenant Review, David Hudiburgh and Randy Haley, TAs

Randy reported on the Posy Mountain Ranch covenant letter mailing he sent out last month. He mailed out about 350 letters and has received back 15-20.

David Hudiburgh reported that, in response to his mailing in April, 4 people have volunteered to be on the Covenant Compliance Committee and the Security Patrol have said they will help, too.

Legal & Insurance, David Hudiburgh, TA

David gave an update on the bids for Directors & Officers Insurance for LBVCA, which is coming up for renewal next week. David introduced insurance agent Doug Johnson from First Western. Mr. Johnson spoke on the D & O insurance his company can obtain for LBVCA at a \$1500 (approximate) savings over LBV's current D & O insurance. Mr. Johnson then left the meeting.

Library, Jon Testut, TA

Jon reported that readership is up, and that the Library will soon be in need of additional space.

Parks & Recreation, Steve Bray and Pete Sams, TAs

Steve submitted his written report and also reported that he's had another villager request for extended hours at the swimming pool. He then recognized Grady Allen who spoke about the lease LBVCA has from the Corps of Engineers to use the corps land between the LBV Rec Center and the lake. (The lease expires in 2022.) He pointed out that we can do anything we want on that land, including mowing the grass, etc., except build a structure.

Pete Sams then talked briefly about the Developer's proposed golf course out in the Posy Mountain Ranch subdivision. He would like to see a volunteer committee explore this future amenity and talk to contractor/developers about a long term lease from LBVCA to develop and maintain the golf course.

Political, all Trustees.

Debby reported that Terry Nalley of the Benton County Roads Department has resigned but that Jeff Clark has been promoted to Terry's vacated position

Roads and Maintenance, Jon Testut, Pete Sams and Debby Maule, TAs

Jon read his report, and informed the Board that NEBCO had written a letter for the D.E.Q. in support of LBVCA regarding our Burn Pile, a letter that Debby enclosed with her letter to the D.E.Q.

Regarding airport mowing, Debby requested that it be mowed as often as needed versus just once a month, in response to villager complaints last summer.

Pete reported that he spoke with staff at Washington County for tips on how to get Benton County to reimburse LBVCA when we do work on Benton County roads. Pete will investigate this further.

Security Patrol, David Myers, TA

No report.

Social, Debby Maule, TA

Debby reported that in case of rain on Saturday, June 14th, the "Summer Kickoff" will be moved from the Rec Center to the Village Hall. She also reported that she met with the new owner of Starkey Marina who agreed to set out a sign and an LBV "Donations" jar LBV's 4th of July event, and that he has even offered to co-sponsor the fireworks display next year. Pete Sams volunteered to talk to Mr. Humphries of Lost Bridge Marina to solicit his support and/or sponsorship of the 4th of July event next year as well.

Debby reported that she has secured a second band for the Fly-In event on September 13th, Adam Ash's bluegrass band.

Tech Support, David Myers, Jon Testut and Steve Bray, TAs

Jon reported that he will be installing MS Office 365 to the office computer as an upgrade to the current Office Suite.

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

OLD BUSINESS:

- Variance to the ACC's Building Standards & Practices to allow LBV to build a metal Maintenance Building:
Motion was made and approved.

- Amendment to the ACC's Building Standards & Practices to allow for non-corrugated metal buildings, for commercial use only, in the Village: Motion was made and approved.

M/S/C Steve Bray Randy Haley Unanimous

- New Maintenance Building: David Hudiburgh reported on the final 2 best bids for the project: one by NWA Metal Buildings and one by Elite Structures. Representatives from each company were invited to make a presentation at this meeting. Scott Yarbrough of NWA Metal Buildings was in attendance but the rep from Elite Structures was not.

David invited Scott Yarbrough to talk about what his company can offer for the project. Mr. Yarbrough did so, and there followed an extended question-and-answer session between the Board and Mr. Yarbrough. After Mr. Yarbrough left the meeting, there was additional discussion about the budget for the project (\$47,000), the total estimated cost for the project based on Mr. Yarbrough's proposal (approximately \$62,000), where the bid could be trimmed, and the time frame to be allowed for the whole project (90 days). Motion was made to approve the bid of NWA Metal Buildings for the quoted price minus the wainscoting, and noting that the bid does not include concrete work:

M/S/C David Hudiburgh Steve Bray Unanimous

- 2024 Vision Committee Finds: Shelved for special work session on Monday, June 16th.
- Bylaws Revision: Shelved for special work session on Monday, June 23rd.
- Directors & Officers Insurance Renewal: Motion was made to accept the proposal presented by Doug Johnson of First Western, for a one-year renewal period:

M/S/C David Hudiburgh Jon Testut Unanimous

NEW BUSINESS

- Pool Manager: Steve Bray reported that this would be Charlie Norris's last year as Pool Manager. Motion was made to create a second paid pool manager position with some overlap in hours during training, then transition to adjust additional hours to extend the pool:

M/S/C Steve Bray Jon Testut Unanimous

Motion to adjourn meeting, 10:00 PM.

M/S/C Steve Bray Pete Sams Unanimous

The next Board Meeting will be July 14, 2014.

Respectfully submitted by Marty Sauers, Office Administrator.

Debby Maule

David Hudiburgh

David Myers

Steve Bray

Pete Sams

Jon Testut

Randy Haley