

**LOST BRIDGE VILLAGE COMMUNITY ASSOCIATION, INC.**  
**12477 Lodge Drive, Garfield, AR 72732**  
**Board of Trustees Regular Meeting**  
**May 12, 2014 6:00 P.M.**

**Trustees Present:** Debby Maule Steve Bray  
David Hudiburgh David Myers  
Pete Sams

**Trustees Absent:** Jon Testut

**Visitor(s) in attendance:** Randy Haley, Grady Allen

The Meeting was called to order by President Debby Maule at 6:00 PM. She announced and welcomed Randy Haley as a new Board Trustee (on Covenants) effective immediately.

**The Minutes of April 14, 2014 were approved as written.**

M/S/C Steve Bray David Myers Unanimous

**FINANCIALS:**

David Myers gave his report. There was some discussion regarding assessment collections running behind last year at this time.

Motion was made to approve the Treasurer's report:

M/S/C David Hudiburgh Randy Haley Unanimous

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

M/S/C Steve Bray Pete Sams Unanimous

**OFFICER REPORTS:**

**President, Debby Maule**

Debby discussed the issue of delinquencies, automatic liens against delinquent owners, and the possibility of hiring a collections service to help with delinquencies. She thanked David Myers for his work on the Spring Clean-Up. She reported that Jon Testut is now managing the LBVCA website, which will be redesigned.

**Vice President, David Myers**

Nothing to report.

**TA Reports:**

**ACC, Jon Testut, TA**

Debby read Jon's report in his absence.

**Airstrip, Steve Bray, TA**

Steve reported he has filed the necessary paperwork to list himself as airport manager on the air website.

**Community Building, David Myers & David Hudiburgh, TAs**

David reported all fire extinguishers need to be replaced (with 10BC type).

**Covenant Review, David Hudiburgh and Randy Haley, TAs**

David reported that the letters seeking volunteers for Covenant Compliance Committee will soon be going out, along with the letters seeking volunteers for the Posy Mountain Ranch Covenant Review Committee, which Randy will take over.

**Legal & Insurance, David Hudiburgh, TA**

David reported that he has been soliciting bids for the LBV Officers and Directors Insurance, which is coming up for renewal in June.

**Library, Jon Testut, TA**

Debby Maule read Jon's report in his absence, including the request for the Board to okay displaying the new Library link on the new LBVCA website and in the newsletter. The Board was in agreement that this was okay (a motion was not needed).

**Parks & Recreation, Steve Bray and Pete Sams, TAs**

Steve suggested extending the swimming pool hours to allow for morning useage by adult villagers. He asked David Hudiburgh to check into insurance liability for extended hours.

Pete Sams reported that he talked with Carla Majors at Gerald Perry Tennis regarding resurfacing the Tennis Courts. She recommended it be done within 3 years.

**Political, all Trustees.**

There was some discussion regarding the possibility of having local political candidates (after the primary) hold a townhall meeting at LBV so villagers could get to know the candidates. No conclusion was reached.

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

Debby Maule read Jon's report in his absence. There was some discussion about the Oak Shadows drainage issue, as well as other roads issues. Pete Sams and Grady Allen agreed to meet to discuss the most severe road issues and provide a list of issue recommendations to Debby for meeting with Judge Clinard and other judge candidates. Grady suggested the Village develop a maintenance schedule for maintaining the "white sign" roads, which are village responsibility.

**Security Patrol, David Myers, TA**

David reported that Walt Ake will replace Bob Shalk (who resigned last month) as Security Patrol Captain for the Whitney Mountain zone.

**Social, Debby Maule, TA**

Debby reported she is in need of volunteers to cook hamburgers and hot dogs at the July 4<sup>th</sup> event. Pete Sams has volunteered to bring his BBQ to the Rec Center for the village to use for the event.

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

Debby Maule read Jon's report.

**OLD BUSINESS:**

- New Maintenance Building: David Hudiburgh gave an update report on the bidding process and the estimated costs to build. After some discussion it was decided that the best type of structure to go with is steel (also known as "red iron") instead of a pole building. Debby commented that once a final construction plan has been completed it will be given to the ACC for review and final approval before LBV goes to Benton County for a building permit.
- Approval Request to re-survey CAC 62 & 63 for access purposes only: This topic was tabled until owner Mark Patterson follows up after the last Board meeting.
- Stone wall repair at Dogwood switchback: Repair work will start this week, per Debby Maule.
- 2024 Vision Committee Findings: The Board will schedule a separate meeting to review the Findings and assign the Board's own priority rankings. A townhall meeting with the Villagers will be set up to discuss the Findings and the Board's priorities.
- Lake Bum Services contract renewal: Motion was made to accept and sign renewal of the Lake Bum Services' contract, as revised:

M/S/C

Steve Bray

David Hudiburgh

Unanimous

- Bylaws revision: David Myers submitted a final version of the Bylaws and asked that each Board member review them, make comments and prepare to vote on them at the next Board meeting.

#### **NEW BUSINESS**

- “You Are Here” signs: It was decided that the existing signs be removed and not replaced at this time.
- Variance to allow a commercial building on a 27-acre tract of LBV property: The Board unanimously voted “no” to the variance.
- PayPal service for payment of Maintenance Assessment Fees: Motion was made for the Village to offer PayPal service on its website:

M/S/C                      David Hudiburgh                                      Steve Bray                                      Unanimous

- Request for variance of front and side lot lines for 11337 Hickory Dr:

M/S/C                      David Hudiburgh                                      Steve Bray                                      Unanimous

Marty Sauers will let Richard Wedel know this has been approved so the owner can move forward with his plans to build.

- Yearly fee for hardcopy subscriptions of the LBV “Update” Newsletter: David Myers suggested that, while a \$15 yearly fee sounds reasonable, any fee for hardcopy newsletter subscriptions should instead be included in an increase of the annual maintenance assessment fee.
- SourceGas feasibility study for providing natural gas to Garfield (including LBV) and Gateway: Motion was made to provide Laura Hamilton (Mayor of Garfield) with an official “yes”, that the Village would be interested in participating in a feasibility study:

M/S/C                      Steve Bray    Pete Sams                                      Unanimous

- LBV phone directory ads pricing and book price: Motion was made to keep the prices the same and eliminate the price range on the ads:

M/S/C                      Steve Bray    David Hudiburgh                                      Unanimous

#### **Motion to adjourn meeting, 9:59 PM.**

M/S/C                      David Hudiburgh                                      Pete Sams                                      Unanimous

The next Board Meeting will be June 9, 2014.

Respectfully submitted by Marty Sauers, Office Administrator.

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Debby Maule

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David Hudiburgh

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David Myers

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Steve Bray

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Pete Sams

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Jon Testut

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Randy Haley