

President – Jon Testut

Items of Importance the new board should not forget to address:

- Library: Maintenance and Support
- Key Code Control
- Tennis Courts Negotiations
- Rental Properties
- Rec Center Security
- Esplanade: Signage & Gazebo
- Community Building Signage
- Dispute Resolution/Complain Policy
- Covenant Compliance
- Technical Support

NEW BOARD DISCUSSION:

The board felt they could take the Rental Properties off the list due to be hard to implement.

Signage – The board was showed a copy of the signage for the entrance at 127. They felt our sign should be the prominent one. They discussed how it could be changed since it was already completed. Discussed calling signage builder and do not have him paint the sign for in front of community building. Last heard, it had not been painted yet. John will contact Dick.

Vice-President – Carrie Webb

Nothing to report

Trustee Reports:

ACC Liaison – Jon Testut

Members Present: John Niernberger, Chairman, Terry Brock, Jon Testut, Sam Reynolds, Jim Haguewood, Jeremy Webb, Dottie Elbert and Rhonda Eaves

Call to Order: 9:00 AM

Minutes: February 3, 2020 ACC meeting minutes: Approved with an additional notation that a \$75 fee was collected from Deryl & Julie Fast for release of a lot line easement.

M/S/C Sam Reynolds Rhonda Eaves Unanimous

Applicants Present: Property owner of FHS B1 23 and FHS B1 24 existing home renovation. Property owner presented plans of proposed renovations (home is on lot 24 and proposed carport lot 23). Home will be three stories with garage on lower level (approximately 2800 sq. ft.). Exterior materials and roofing have not been selected yet. A survey has been ordered but not completed as of this meeting. Property owner had questions regarding setbacks/lot lines, parking area/adjacent lot carport, driveway surfaces and etc. The Committee was able to answer most of his questions, but he was referred to Benton County for areas under their jurisdiction. Mr. Day will return when plans are finalized, and a contractor is acquired.

TA Report: Jon reported that Benton County inspected the property at 11486 Cedar Dr for having an area where concrete was being used as a landfill on his property. Benton County found that there was no environmental violation, case was dismissed. There are presently two other properties in the Village being inspected by Benton County, but no rulings have been reached to date. Update to follow.

Chairman Report: John asked Committee members for any photos they might have taken of their assigned projects throughout 2019. Photos will be show cased during the LBV annual meeting.

Discussion Items: Discussion regarding LBV Carport requirements/guidelines was once again tabled.

Member Reports: Spreadsheet review of the active building projects.

New Business: An inquiry will be made regarding whether LBV has any authority (say-so) on placement of utility poles.

March 14, 2020 Regular Board Meeting following Executive Board Meeting

Next meeting will be Monday, April 6, 2020, at 9 AM

Airstrip – Jon Testut, TA

- Work on crack sealing continues (half done as of the end of February)

Community Building – Mary Gray, TA

- New chairs were purchased for the Library using donations from the Library & Community Building fund.

Covenant Compliance & Review

Kirk Schuenemann, TA – LBV

- Nothing to report

OPEN, TA – PMR

Legal and Insurance – Wayne Gunnels, TA

- Nothing to report

Library – Mary Gray, TA

Librarian, Pat Testut reports:

The new chairs are in place and look great, many thanks to Tamy for assembling them. I have already received several comments on how nice they look.

Inventory is finished, I am currently updating the list of materials we own in the Library. Thanks to the assistance of my Library aides we were able to finish inventory in one day. Patti French, Pat Larson, Sandy and Herb Rimer and Judy Williamson were a great help and made the job go much quicker. They are greatly appreciated!

Parks and Recreation – Hugh Fenner, TA

Hugh reported about the pool leak: After filling pool twice, we finally put a plug in it and has quit leaking as far as we can tell. We have 2 good filters and a new pump on standby. The vacuum robot is fixed.

We have another leak but is in the line going to the Rec Center. The last problem was in the meter box going to the line. We had that fixed and put in a turn off valve. We had leak detection company out and they found a leak just behind the shuffleboard. We fixed it and cut off the fountain out there cause nobody uses it and put in another shut off valve. The new leak is between the shuffleboard and the Rec Center. We are getting estimates to put in a brand-new line.

Property & Marketing – Carrie Webb, TA

- Nothing to report

Web Design – Carrie Webb, TA

- Nothing to report

Election – Carrie Webb, TA

Reported at beginning of Meeting – the Ballot results.

Roads & Maintenance – Jon Testut, TA (LBV)/Kirk Schuenemann, TA (PMR)

March 14, 2020 Regular Board Meeting following Executive Board Meeting

Jon Testut, TA (LBV)

- Continue to prepare brush dump location located at China Hollow PMR.
- New signs for West Airport Burn pile closure (April 1st) and opening (April 1st) of China Hollow Brush pile installed.
- Purchased and Installed new grapple on tractor.

Kirk Schuenemann, TA (PMR)

- Nothing to report

Security Patrol – Russ Lamer, TA

We have had two reports of suspicious persons in the area. PLEASE contact the Benton County Sheriff's office to report anything that seems suspicious to you.

Nothing else to report.

Social – Mary Gray, TA

Italian Dinner scheduled on March 28, 2020. As of 3/12/20, it has been cancelled.

Tech Support – Jon Testut, TA

- Completing installation of New Admin Computer
- Installed Ver 2020 of QuickBooks in Admin computer
- Nothing to Report

Old Business (Status Update):

Tennis Courts – Hugh Fenner – There were questions from Debby about the status. Hugh is keeping it quiet until Luther Black has agreed to the agreement to go public with the information, he shared with the new board members.

New Business:

Board Meetings – Debby suggested teleconferencing due to the things that are going on in the world she feels it would be logical. Debby has the capability to record it. This would be just temporary; we are not going to change the way we do our meetings it is just until conditions improve. Just a reminder, board meetings are open to all current board meetings so will get back to regular gathering after conditions improve. After getting back to normal then if someone is out of town or doesn't feel well, they can just call in and be a part of the meeting. We need to check the bylaws to make sure it is revised to allow.

Newsletter – Carrie said the articles need to be into Office by March 23rd. If you don't have anything, please let the office know. The office needs them a week early to give them time to get it together and send the Newsletter back out to the board to look over before sending out 1st day of month.

Discussions:

- Kirk needs to do inventory of the maintenance equipment and tools. This needs to be done at end of every year.
- Decided to change board meetings to third Monday of the month.
- Send EPA info of the 3 houses investigated to CCC Members.
- As of April 1st, the New Brush Pile will be moved to PMR. The Board wants to put in a request for a one time burn to clean up the old brush pile. Carrie will take care of the request.

A motion was made to adjourn.

M/S/C Carrie Webb/Russ Lamer/Unanimous

Adjournment at 4:02 pm

Next Board Meeting Monday, April 20, 2020

John Buhr, President

Carrie Webb, Vice President

Wayne Gunnels, Secretary/Treasurer

Kirk Schuenemann

Russ Lamer

Hugh Fenner

Debby Overstreet