

**Lost Bridge Village Community Association, Inc.**  
**Board Meeting Minutes**  
**December 12, 2016**  
**6:00 PM**

**Call to Order of Regular Meeting – 6:00pm**

**Trustees Present:**      Jon Testut                      Phil Williamson  
                                 Ken Buchheit                  Mary Gray  
                                 Randy Haley                   John Buhr  
                                 John Wilson

**Approval of Agenda:** Motion to Approve Agenda

M/S/C                  Ken Buchheit/Randy Haley/Unanimous

**Approval/Discussion of November 14, 2016 Minutes**

M/S/C                  John Buhr/Randy Haley/Unanimous

**Member Comments: (2 minutes per person; 15 minutes' total time allotted)**

Steve Bray – just observing

Jon presented a communication proposal. The amount of phone service keeps increasing and have spent numerous hours on phone with current carrier.

Michael from Verizon – Special Presentation

It was moved the board approve the communications proposal presented by Jon Testut subject to Jon's final approval after feasibility testing.

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

**Treasurer Report/Financials:** Phil Williamson

Total expenses for November were over budget due to:

- a. NEBCO fees
- b. New guttering w leaf screening for the Community Building
- c. Down payment for the new pool liner

Projected yearend expenses compared to the annual budget:

Year-to-date actual expenses (thru Nov)	\$167,780
December Expense Budget	\$10,555
Projected additional expenses – not budgeted	<u>\$16,000</u> (see below)
Projected Year-End total expenses	\$194,335
2016 Annual Budget	\$199,875
Difference	-\$5,540

Projected additional expenses – not budgeted:

Library \$750

Posey Clean Up \$750

Pool Liner \$14,500 – Write check for the 40% next week since pool work start 12/26/16

Current Assets (11/30/2016)

Money Market	\$42,670
Cash in Checking	\$9,238
Arvest Cap Improvement	\$21,173
Cash Contingency M/M Fund	<u>\$27,577</u>
Total Checking and Savings	\$100,658

Proposed budget handed out.

Motion to accept budget as presented.

M/S/C            John Wilson/John Buhr/Unanimous

**Lien's**

Received letter regarding a state foreclosure on a lien we filed this past summer. The lien is on a property, with a home, on Posey Mountain Road. The sale is scheduled for January 17, 2017. The lien will stay on the property so we can go after new owner.

**Officer Reports:**

**President's Report** – Jon Testut

**Budget**

After several twists and tweaks, I believe we now have succeeded in solidifying the budget numbers for the 2017 fiscal year. And none-too-soon, as this is the last board meeting of the fiscal year and we are wanting the budget to be in place now. Thanks to the Board members, especially Phil. who put in much time and energy in researching, collecting and clarifying the budget items needed to complete the document.

**The little things...part two**

Last month (and a few other times) I congratulated the members of this administration for the outstanding job they are doing, and have done, both in the light of day and behind the scenes, all of which helps to make the village a wonderful place to live. This month I am proposing a Thank You campaign for members of the Village who also have gone the extra distance to better the environment and make our lives a bit more pleasant. I am going to arrange a simple but heartfelt certificate of recognition, created by this board but presented by proxy to the community from the community. I would ask this board to submit the names of their friends and neighbors who should be saluted for the contributions they have made...large and small. From volunteering to be on committees, heading up special projects, participating in the litter patrol, and the like. I know the list will be long but it has been awhile since these volunteers have been thanked for their involvement. And I will also be sure to publish their names in the newsletter and website as well.

**Covenants/Candidates**

This Board is reminded that amendments to the Covenants should be discussed now in preparation for submitting it on the upcoming ballot. And do not forget to invite potential candidates for the new 2017 Board to contact Phil and/or Mary to get their name placed on the ballot. In addition, please note that Hugh Wagner, chairman of the ACC, is stepping down and his replacement is somewhere out there in the village. We just must find him (or her).

**MASH**

If you have not noticed the big screen on the wall behind me, look up and say 'wow'. It has been the desire of several presenters to this Board to be able to project images for all to see, (saving some paper, also.) The screen is designed to display computer images, not Seinfeld. So, if anyone asks, it is

NOT a TV but a Monitor. By the way, it has been the pleasure of the outgoing presidents to gift the community with a practical contribution, and me being the tech person, I thought this would be my way of saying thank you for allowing me the privilege of serving as your President. I will try my best to make these last month's more productive and successful than ever. Thank you.

**Vice President's Report** – Randy Haley

Nothing to report at this time.

**ACC** - Jon Testut, T/A

Date: Dec 5, 2016

Present: Jim Haguewood, Sam Reynolds, Tom Pedano, Jon Testut

Absent: Hugh Wagner, Rich Brundage, Wally Ake

Due to absences of members, a quorum was not established.

No business was conducted

Nothing to report

NOTE: Hugh Wagner is resigning from Chairmanship. Seeking replacement

**Airstrip** - Ken Buchheit, TA

Nothing to report

**Community Building** – Mary Gray, TA

New gutters & downspouts were installed on November 11, 2016. Total price \$2,095.

Has finished sealing outside of building. Hopefully this has solved problem. We will have to wait until spring rains to make sure it has stopped. Suggest an outside plug be installed.

**Covenant Compliance & Review** –

Phil Williamson, TA, Committee Chair

Deerwood Estates has a squatter on a Villagers property. This was confirmed with the owner who lives out of town. In discussing the matter with our attorney, the recommendation was that they owner would need to contact the Sheriff's Department along with the EPA to take the necessary steps to have the squatters removed off the property. The contact information was provided to the owner.

This past month several covenant letters have been sent to residents covering concerns relating to the use of camper, political signs, and unrestrained pets.

Randy Haley – PMR

Received a call about a deer stand on Posey Mountain Loop. The property owner said they were his. Explained even though they did not pay assessment dues they did need to abide by our covenants– R

Arabian Drive we are working with them and trying to get most of the labor donated or at a minimal cost.

John Buhr – LBV

Nothing to report at this time.

John Wilson – CAC

Nothing to report.

**Legal and Insurance** – John Wilson, TA

Nothing to report.

**Library** – Phil Williamson, TA

Purchasing 4 more bookcases.

**Parks and Recreation** - John Buhr, TA (LBV)

**Rec Center and Pool**

Trying to get pool renovation to get started.

**Parks and Recreation** - Randy Haley, TA (for PMR only)

Nothing to report.

**Political** – Ken Buchheit, TA

Nothing to report.

**Property & Marketing** – Ken Buchheit, TA

Properties:

Nothing to report.

Marketing:

Billboard is being delayed due to timing.

**Roads** –John Buhr, TA (LBV)

1. Pre-checking equipment and getting ready for the winter season.
2. Benton County has delivered two loads of sand and a pallet of salt.
3. During this past week you may have seen Benton County in the village asphalt patching potholes.

**Roads** – Randy Haley, TA (PMR)

Trying to get bull dozer in to work on roads. The cost is causing a problem due to cost. Get loads of rock dumped then get dozer later.

**Maintenance** – Jon Testut, TA

- Winding down on summer maintenance and mowing.
- Readied the Village Truck with Plow and Sander.
- Obtained additional sand, salt, plow edges.
- Posy Mt cleanup (Ben, Phil, Jason).
- Expect to take tractor in for maintenance.
- Will be mounting snow tires.
- Expect Annual Review for Ben

**Security Patrol** – Phil Williamson, TA

There have been observations of vehicles and motor cycles extending the posted speed limits. The Sheriff's Department was contacted to ask for assistance in helping alleviate the problem. They would set up more patrols in the area, especially on the weekends when there is more traffic.

**Social** – Mary Gray, TA

The Social Committee hosted a Pot Luck Dinner on November 6, 2016 followed by the Mike & Marty Show. There was no charge for the event. Donations were made for the NEBCO Fireboat.

Progressive Dinner was held December 10, 2016. Was well attended.

Upcoming Socials:

Chili Dinner, January 7, 2017, Community Building, \$7.50 per person. Mike & Marty Show will play.

**Tech Support** – Jon Testut, TA

- Converted existing POP email to MS Exchange format for increased efficiency and accuracy. (Internal changes only.)
- Exploring alternate telephone access for better reliability and less cost. Includes Office voice, Fax, Internet, and Rec. center

**Water & Sewer Liaison** – No TA

**Old Business (Status Update):**

**Tabled Items from Previous Meeting(s)**

**New Business:**

Change of covenant - Randy

Proposed changes of hunting in PMR. Board agreed to have village vote. Randy will get something together to get it ready to send out on a ballot in January.

Motion to pursue with suitable changes and emailed to board.

M/S/C Ken Buchheit/Randy Haley/Unanimous

**Recognition of Visitors & Visitor Comments (5 Minutes Allotted)**

Motion was made to adjourn.

M/S/C John Wilson/Ken Buchheit/Unanimous

**Adjournment at 7:44 pm**

**The next Board Meeting will be January 9, 2017**

\_\_\_\_\_  
Jon Testut, President

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Randy Haley, Vice President

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Phil Williamson, Secretary/Treasurer

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John Buhr

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Ken Buchheit

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John Wilson

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Mary Gray