

**Lost Bridge Village Community Association, Inc.  
Board Meeting Minutes  
December 11, 2017 @ 6:00pm**

Call to Order of Regular Meeting by Vice President John Testut @ 6:04pm

Trustees Present:      Phil Williamson              Corey Maish  
                                 Jon Testut, VP              Ben Hebert  
                                 Mary Gray                      Randy Haley

Trustees Absent:      John Buhr, President

Motion to Approve Agenda  
M/S/C              Randy Haley/Corey Maish/Unanimous

Approval/Discussion of November 11, 2017 Minutes  
-Will be presented at Next Board Meeting

**Recognition of Members, Visitors, & Comments**

Ken Buchheit - Visitor – Stated his opinion about Manufactured vs Modular home  
Steve Bray – Visitor – Mentioned there is still some green in the cracks on the airport runway.

**Treasurers Report**

	<u>Nov 30, 17</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1000 · CASH IN MONEY MARKET - 0172	21,111.02
1001 · CASH IN CHECKING - 7265	8,026.79
1003 · ARVEST CAPITAL IMPROVEMENT 0743	
1003-A · AIRSTRIP IMPROVEMENTS	1,000.00
1003-B · COMM BLDG IMPROVEMENTS	1,000.00
1003-C · VILLAGE HALL IMPROVEMENTS	1,207.56
1003-D · REC CENTER IMPROVEMENTS	5,114.66
1003-E · LIBRARY IMPROVEMENTS	750.00
1003 · ARVEST CAPITAL IMPROVEMENT 0743 - Other	20,449.06
Total 1003 · ARVEST CAPITAL IMPROVEMENT 0743	29,521.28
1007 · CASH CONTINGENCY M/M FUND 9016	52,832.51
1010 · BUILDING DEPOSITS	36,175.00
Total Checking/Savings	147,666.60

**November Profit and Loss - Actuals vs. Budget**

	Account	Nov Actuals	Nov Budget	\$ Diff	YTD - Nov Actuals	YTD - Nov Budget	\$ Diff	2017 Annual Budget
Assessment Income	4000	\$336	\$1,572	-\$1,236	\$196,047	\$196,304	-\$257	\$196,500
Total Income		\$751	\$1,814	-\$1,062	\$224,888	\$209,412	\$15,477	\$209,750

Maintenance	7200	\$6,126	\$2,858	\$3,268	\$46,639	\$35,892	\$10,747	\$38,750
Rec Center	7400	\$390	\$446	-\$56	\$40,616	\$43,880	-\$3,263	\$44,250
General & Admin	7500	\$3,431	\$5,449	-\$2,019	\$77,613	\$92,441	\$14,828	\$98,510
Community Building	7600	\$434	\$979	-\$545	\$10,044	\$12,874	-\$2,830	\$13,830
Roads	7700	\$2,979	\$1,137	\$1,842	\$16,291	\$13,638	\$2,653	\$15,110
Capital Improvements	7900	\$0	\$0	\$0	\$21,029	\$32,150	\$11,121	\$32,150
Total Expenses		\$13,360	\$10,869	\$2,491	\$212,233	\$230,874	\$18,641	\$242,600

**Income:**

YTD Assessment Income within .25% of Annual Budget

YTD Total Income has exceeded the Annual Budget

**Expenses:**

The budget overrun is attributed to the following:

- \* Maintenance - purchase of new trailer for Billy Goat (leaf debris machine), pole saw, and brush cutter
- \* Roads - road material for Posy Mountain

**December Outlook:**

Cash available as of 11/30/17	\$29,137	
Forecast of expenses for December	\$15,000	(includes \$5K for tractor down payment)
Remaining cash if spend 100% of budgeted amount	\$14,137	

An adjustment will be made on the 2018 Budget due to new tractor payment being lower. The difference will go to the leaf shredder. The new budget will be sent out after adjustments have been made. Trustees of budget need to get their monthly expenditure for their budget to Phil or the expenditures will be spread out evenly over the 12 months.

The Rec Center equipment is needing replaced. Discussed having a fundraiser, e-blast, etc.

Motion was made to approve November's Financial.

M/S/C Mary Gray/Randy Haley/Unanimous

**Officers Reports:**

**President – John Buhr**

- No Report

**Vice-President – Jon Testut**

On behalf of John Buhr, our president, who was unable to attend this last meeting of the year, I would like to relay a few thoughts regarding this Board:

**Productive Year**

This is the last LBV Board meeting of 2017 and I wanted to take a moment to commend my fellow Board members for the efforts and hard work that you have invested over this past year. In my opinion, we have achieved much on behalf of our community and its members. It has been my pleasure to share in the discussions, applaud the bold, new ideas, admire the work that fueled the problem solving, and just generally feel good about the accomplishments. I realize that our work is not done, but during this holiday season, and in the spirit of giving, I believe we should congratulate each other on a job well done.

And we would be remiss if we forgot to mention the continuous hard work of Tamy and Pat as they provide us with invaluable administrative support that keeps us running smoothly and efficiently.

**Budget**

After several twists and tweaks, I believe we now have succeeded in solidifying the budget numbers for the 2018 fiscal year. And none-too-soon, either. 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.

Merry Christmas and Happy New Year to all of us.

***Trustee Reports:***

**ACC Liaison** – Jon Testut

Architectural Control Committee

**Date:** Dec 4, 2017

**Time:** 9 AM

**Location:** LBVCA Conf. Rm.

- Present: John Niernberger, Debbie Overstreet, Sam Reynolds, Jim Haguewood, Jon Testut
- Absent: Rich Brundage, Tom Pedano

**New inquiries:**

CAC S1 20, Cedar Forest, Garage addition w/sleeping quarters, approved

**Discussion:**

Discussed revised phrasing to be inserted in CCR&R ART X Section 2 regarding ACC

**Board Advisories:**

1-Board advised of grammatical corrections made to BS&P, to be released Jan 1, 2018.

2-ACC asks the Board to take action against FHS B1 25 Covenant Violations via a letter, since he repeatedly takes no action from our verbal requests. Phil stated he verbally talked to Property Owner, the PO said it will be couple of months before he will have shed/garage completed. At this time, he will be able to clean up under his deck.

3-Board requested to confirm ACC approved change to include:

**Page 7 - Fees & Deposits:**

Current second sentence:

The Performance Deposit is normally fully refundable to the property owner ...

Proposed second sentence:

The Performance Deposit is the sole responsibility of the property owner, and is normally fully refundable to the property owner after an ACC Final Approval...

Reasoning: maintain ongoing relationship with property owner, in instance of contractor changes

**Page 13 – Building Project Fees & Deposits:**

**Add** (Non-Refundable) behind Building Project Application Fee

Reasoning: confirm that the application fee is indeed non-refundable

**Page 14 – Attachment C – Benton County Ordinance No. 0-2008-14:**

**Add** Note: Ordinance is Subject to Change below the Article 7 Penalty paragraph

Reasoning: eliminate possibility of having to change this paragraph in instance of Benton

County changing the ordinance or penalty provisions in the future.

A motion was made to accept the above ACC changes.

M/S/C Phil Williamson/Mary Gray/Unanimous

**Airstrip** – Jon Testut, TA

- Nothing to Report

**Community Building** – Mary Gray, TA

- Nothing to Report

**Covenant Compliance & Review**

Phil Williamson, TA – LBV

Nothing new to report

Corey Maish, TA – PMR

- Nothing to Report

**Legal and Insurance** – Phil Williamson, TA

Legal

Nothing new to report

Insurance

The new insurance will be paid monthly for now. Will cost approximately \$1,000 a month. First payment will hopefully be in December.

**Library** – Mary Gray, TA

There was a library meeting December 4<sup>th</sup> with the library volunteers. They expressed their appreciation to Marguerite and gave her a present. Everything is running smoothly in Library.

**Parks and Recreation** – Corey Maish, TA

Will be starting on Pool Office this week. Estimate around \$1,200.

**Political** – Ben Hebert, TA

- Nothing to Report

**Property & Marketing** – Ben Hebert, TA

Presented the new LBV for sale sign for approval. The turquoise side is what the board decided on. He will be making a dozen next year.

Ben was going to contact sign company to make sure when payments are completed for contract. The contract runs out in December 2017, board was not clear if we paid in advance or if we pay in arrears. Ben will call them tomorrow and let the board know.

**Roads & Maintenance** – John Buhr, TA/Jon Testut, TA/Randy Haley, TA (PMR)

John Buhr, TA (Lead)

1. Debris Shredder

In addition to the new shredder we have purchased a trailer that is being outfitted similar to landscaping trailer with the debris shredder being mounted. This will provide us flexibility to use

either the Village truck or a pick-up when going to shred locations. We are proposing to market this leaf collection service for residence hire to come and pick-up/remove leaf piles. This allows us to pick-up and shred more leaves and reduces burning requirements, which is also an environmental win. LBV owner communication of this hired service will be forthcoming.

## 2. Run-off water management

The tractor is down therefore work along Dogwood has stopped and is not anticipated to get back underway until early next year. There are now five targeted areas of which we have worked two. There are still a couple sediment pools that need to be dug, which will require renting a backhoe and large rip-rap rocks need to be placed to help control water volume and debris collection at these cross-street culvert locations. There is still several weeks of work to complete this large project.

A culvert was being dug out by property owner on Cedar found that the neighbors was also clogged. A decision was made to repair it. It cost \$500. Hopefully this will help with drainage issue in area.

### Jon Testut, TA

- Purchased new leaf Shredder, along with a trailer dedicated for the Billy Goat. It is being tested out and are trying to get a good procedure down. There was a discussion on how to improve procedure, offer service to villagers, etc.
- Proposal to purchase new John Deere 4066R Tractor with loader, canopy, and mower deck to be confirmed by Board

### Randy Haley, TA (PMR)

- Tried to have work day, but tractor broke down last month. Will get receipts turned in by next Tuesday. Expect approximately \$1,100 for Golden Rod work. Still have not have had a chance to burn.

### Security Patrol – Phil Williamson, TA

#### LBV:

- Nothing to report

#### PMR:

- Nothing to report

### Social – Mary Gray, TA

The Social Committee met on December 1<sup>st</sup> to finalize the plans for the December social.

The social was held on December 9<sup>th</sup>, 6:00 p.m. at the Community Building. We had 79 have signed up to attend the event. It was a fun night

Next Social will be Feb 3 – Soup Dinner with all the fixings and dessert for \$7.50 per person. The Socials are going to be about every other month. That way nobody gets tired of them. In April, we will be doing an Italian Dinner.

### Tech Support – Jon Testut, TA

- Website – have calendar on it
- Latest lobby computer still inoperative

### Water & Sewer Liaison – Ben Hebert, TA

- Nothing to report

**Old Business (Status Update):**

- Covenant Change - Phil, Mary, and Jon will read over the rest of the covenants to check for typos and get back with Tamy. – still working on – Jon Testut mentioned that covenant changes can now be done on line with Benton County.
- Pool Manager – Corey Maish – he has contacted couple people, one still has not returned his call. The other one has become FT Teacher. Looking for new pool manager: suggestion of send out e-blast, run an ad in paper, sign up at marina, put in Newsletter? Considering 2 people sharing the job and split salary so there are days off or if one can't make it.
- Manufactured Homes Leadership Team update – Unfortunately this cannot put to bed. Need to change definition of Manufactured vs Modular home. Scheduled an executive meeting for Thursday night. Randy Haley had sent the board areas where the manufactured home should be allowed in PMR. Randy said they want to keep areas where manufactured home is allowed restrictive, so they can keep regular houses on Posy Mountain Road (the main road).
- Rental Property Leadership Team update – on back burner
- Tractor Purchase - Need to confirm electronic voting.

A motion was made to purchase John Deere Tractor  
 M/S/C Ben Hebert/Phil Williamson /Unanimous

**New Business:**

- Board Approval for ACC Change in Covenants - Jon Testut – See ACC Liaison under Trustee Reports.

**Adjournment**

A motion was made to adjourn.  
 M/S/C Mary Gray/PW /Unanimous

**Adjournment at 7:07pm**

**The next Board Meeting will be January 8, 2018.**

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John Buhr, President (absent)

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Jon Testut, Vice President

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Phil Williamson, Secretary/Treasurer

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Mary Gray

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Randy Haley

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Corey Maish

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Ben Hebert