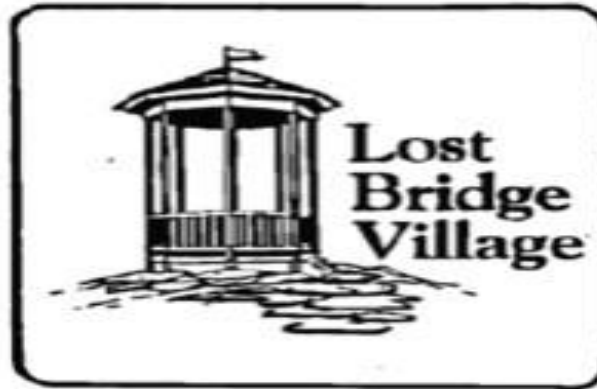


2019 LBV Annual Meeting

March 9, 2019



Judge Barry Moehring and Benton County Roads

- Relationship Building
 - Ongoing meetings
 - Scheduled & Ad-Hoc
- Roadway work Completed in LBVCA in 2018
 - Slate Gap & Lodge Drive: Cross Street Culvert
 - Black Oak: Installed 3 new culverts / replaced 1; Elevated roadway about 18 inches
 - White Oak washout repair
 - Grading / Roadway patching
- Winter Weather Roadway Support Materials
 - Benton County provides sand and salt
- 2019 Targeted Work
 - Repaving
 - Black Oak
 - White Oak
 - Cedar Forest
 - Includes culvert replacements

Ballot Results
Trustee: Carrie Webb

Committee Members

Chair: Steve Bray

Trey Weaver

Justa Henson

Jimmy Boothe

LBVCA Board of Trustee's

- Accomplishments 2018
 - Owners Communication Plan
 - Operated within 2018 Budget
 - LBVCA Bylaws Updated
- Board of Trustee Transition
 - Five of the seven Trustee positions will be elected into office today
 - Elected Trustee terms are three (3) years

Lost Bridge Village Overview Summary

- History
 - 1967 Lost Bridge Subdivision was created comprising of 1000 acres
 - 1969 Lost Bridge Village Incorporated was established
 - 1971 Lost Bridge Village Community Association (LBVCA) Incorporated was established
 - 1973 Posy Mountain Ranch was created comprising of 1300 acres
- LBVCA is comprised of Five separate geographical locations
 1. Lost Bridge Village
 2. Whitney Mountain
 3. Deerwood
 4. Cedar Forest Acres
 5. Posy Mountain Ranch (PMR)

Lost Bridge Village Overview Summary

	PROPERTY ASSESSMENT FEES	NUMBER OF PARCELS	NUMBER OF SINGLE ASSESSMENT UNITS
Country Club	\$16,600	131	0
Cedar Acres	\$8,060	94	32
Deerwood	\$6,220	177	118
Forest Hills	\$30,963	247	0
Lost Bridge	\$38,476	317	0
Moulder Hollow	\$37,716	349	0
Posy Mountain	\$58,315	980	451
Whitney Mountain	\$14,980	229	99
Total	\$211,330	2524	700

Treasurer Report
Trustee – Phil Williamson
2018 YEAR END
FINANCIAL SUMMARY

	ACTUALS		BUDGET	DIFFERENCE
ASSESSMENT INCOME	\$210,274	88%	\$198,641	\$11,633
LATE FEES COLLECTED	\$11,405	5%	\$5,000	\$6,405
DONATIONS	\$10,398	4%	\$5,200	\$5,198
OTHER INCOME	\$6,283	3%	\$8,025	-\$1,742
TOTAL INCOME	\$238,360	100%	\$216,866	\$21,494

	ACTUALS		BUDGET	DIFFERENCE
MAINTENANCE	\$51,747	25%	\$55,354	-\$3,607
RECREATION CENTER	\$37,691	18%	\$33,775	\$3,916
GENERAL / ADMIN	\$81,901	40%	\$93,640	-\$11,739
COMMUNITY BUILDING	\$13,102	6%	\$11,780	\$1,322
ROADS	\$12,512	6%	\$18,317	-\$5,805
CAPTIAL IMPROVEMENTS	\$7,137	3%	\$0	\$7,137
TOTAL EXPENSES	\$204,090	100%	\$212,866	-\$8,776

NET INCOME	\$34,270		\$4,000	\$30,270
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Treasurer Report – Continued

OPERATING BUDGET COMPARISONS

	2018 ACTUALS	2019 BUDGET
ASSESSMENT INCOME	\$210,274	\$200,000
LATE FEES COLLECTED	\$11,405	\$5,000
DONATIONS	\$10,398	\$9,200
OTHER INCOME	\$6,283	\$6,850
TOTAL INCOME	\$238,360	\$221,050
MAINTENANCE	\$51,747	\$57,824
RECREATION CENTER	\$37,691	\$32,775
GENERAL / ADMIN	\$81,901	\$97,255
COMMUNITY BUILDING	\$13,102	\$12,230
ROADS	\$12,512	\$15,566
CAPTIAL IMPROVEMENTS	\$7,137	\$5,400
TOTAL EXPENSES	\$204,090	\$221,050
NET INCOME	\$34,270	\$0

Treasurer Report – Continued

Balance Sheet

	Year Ending 12/31/2018	Year Ending 12/31/2017
Current Assets		
Checking/Savings		
1000 · Cash in Money Market	\$30,480	\$9,114
1001 · Cash in Checking	\$13,739	\$1,497
1003 · Arvest Capital Improvement		
1003-A · Airstrip	\$1,097	\$1,000
1003-B · Comm Building	\$1,000	\$1,000
1003-C · Village Hall	\$1,708	\$1,208
1003-D · Rec Center	\$5,115	\$5,115
1003-E · Library	\$147	\$750
1003 · Other Improvements	\$20,499	\$20,449
Total 1003 ·Capital Improvements	\$29,565	\$29,521
1007 · Cash Contingency M/M Fund	\$53,095	\$52,839
1010 · Building Deposits	\$37,200	\$39,675
Total Checking/Savings	\$164,078	\$132,646

Administration

Tamy Niernberger and Pat Larson

- **Achievements**
 - Customer and Owner Inquiries / Contact
 - Collection of Annual Assessment Fees
 - Lien Activity (updated in Access and Quick Books)
 - Newsletters
 - Newsletters from 1970 thru 2018 have all been found, filed in books and available to look at in the office
 - Produced 2018 Phone Book
 - Changed over to filing old Property Owner's files to alphabetically by years sold
 - Implemented Credit Card Procedure
- **On – Going**
 - Central Filing System
 - Meet publication distribution deadlines
 - Primary office contact
 - 2019 Phone Book
 - Cost Control

Roads and Maintenance

Trustee: John Buhr & Jon Testut

- **Achievements**
 - Roadway Tree / Brush trimming / Mowing
 - Drainage ditch clearing
 - Switchback clearing
 - Dogwood Cross Street Culverts
 - Winter weather roadways management
- **Community Building**
 - Grounds reclaiming
 - Tree & Brush Trimming
- **Environmental**
 - Brush Collection Center
 - Chipper and Debris Shredder
 - Mulch available to owners
- **On – Going**
 - Ben Hebert is the LBVCA full time maintenance employee
 - Maintenance / Repairs
 - Most are completed by Ben in-house
 - Part Time Worker
 - Target March to October
- **Leaf Removal Program**
- **New Equipment Purchased in 2018**
 - Self propelled mower
 - Stihl Kombi switchable attachments

Recreation Center Trustee: Hugh Fenner

ACHIEVEMENTS

REC CENTER

- New ping pong table and paddles, set of horse shoes, and set of pool table balls

POOL

- Using local company for pool service and repairs (1/2 the cost of the prior company)
- Repaired leaking pipes in the pool house and repaired two pool filter motors (have one working spare in reserve)
- Replaced two tops of pool filters
- Sealed skimmers and drain to control water leakage

ON-GOING

- Replace one old filter at pool and continue monitoring pool for water leaks

TENNIS COURTS

- Continue with negotiations on new tennis court or repair of existing courts
- Currently testing repair material at the existing court

FIREWORKS

Trustee: Hugh Fenner

ACHIEVEMENTS

- 2019 Largest donations
- Biggest fireworks display ever
- Thanks to the Board for the Firework Support
- Will even be bigger this coming summer
- *Fireworks Show will be July 5, 2019*

Neighborhood Watch

Trustee: Phil Williamson

- **Reported Incidents**
 - Speeding
 - Animal Complaints (relates back to Covenant violations)
 - Indecent Exposure
 - Stolen Vehicle
- **On – Going**
 - Backfill for Zone 2 Captain
 - Maintain a safe environment for LBV
 - Continue positive relationship with the Benton County Sheriff's Department

Neighborhood Watch Patrol

Zone	Area Coverage	Captain	Phone
1	Lodge, Timberline, and LBV Community Bldg.	Dave Myers	479-359-2075
2	Dogwood, White Oak, and Rec Center	OPEN	
3	Dogwood to White Oak and Maple	John Niernberger	316-215-1487
4	Gainer, Cedar, Hickory, Walnut, and Redbud	Don Boothe	479-644-4331
5	Black Oak, Pine, Oakleaf, Shady Glen, and Boat Ramp	Phil Williamson	479-359-1253
6	E & W Airport, Country Club, Lake Ridge, Stony Ridge, Ridgeview, and Lake View	Jim Haguewood	479-936-0760
7	Cedar Forest, Cedar Ridge, and Cedar View	Dean Adair	515-570-0912
8	Posy Mountain	Randy Haley	479-633-3022

Legal & Insurance

Trustee: Phil Williamson

- **Achievements**

- Engaged a new attorney to support LBV
- Switched to a different Insurance agency
 - More coverage at a lower rate

- **On – Going**

- Continue to engage legal support when deemed necessary

Covenant Compliance

Trustee: Phil Williamson

Achievements

- Improper burning on LBV property – Engaged Benton County Fire Marshall
- Reached out to Benton County Health / Environmental services to address build-up of trash and garbage
- Worked with two different homeowners to clean up their property. One Owner was assessed a Clean Up fee.
- Pet Ordinance Violations – Dogs are to be under controls of owners and on a leash

On – Going

- Continue to govern via LBVCA Covenants
- Address identified concerns in a timely manner
- Effective communication

Airstrip, Technical Support, Web Site, ACC Trustee: Jon Testut

- On – Going
 - Airstrip
 - Continue surface maintenance / volunteer assistance
 - ONLY AUTHORIZED VEHICLES (EMERGENCY AND MAINTENANCE) ARE ALLOWED ON RUNWAY
 - RUNWAY IS ALWAYS ACTIVE
 - Airplanes typically land with engines throttled back...you may not hear a plane that is landing, especially if wearing ear buds.
 - WALKING, JOGGING, BICYCLING, PLAYING ON THE RUNWAY IS DANGEROUS
 - NO FIREWORKS



Airstrip, Technical Support, Web Site, ACC Trustee: Jon Testut

- Technical Support & Web Site

- Maintain and Update (Jon Testut)

- WWW.LBVCA.COM

- Visitor Statistics

- 2018 = 36547
 - 2017 = 37737
 - 2016 = 37890
 - 2015 = 36632

- Maintain and Update (Carrie Webb)

- WWW.LOSTBRIDGEVILLAGE.PROPERTIES

- Visitor Statistics

- 2018 = 4232

- WWW.LBVCA.COM

- 34 Pages
 - Minutes
 - Financials
 - News
 - Announcements
 - Fire Alerts
 - Socials
 - UPDATE Newsletter
 - ACC BS&P
 - Covenants
 - Board Members
 - Services
 - Maintenance Requests
 - CCC reports
 - Security patrol
 - Phone Numbers
 - Area Information

Airstrip, Technical Support, Web Site, ACC Trustee: Jon Testut

- Achievements
 - Airstrip
 - Established in 1969
 - Weed Control / Crack Repair
 - Fly-In cancelled due to weather
 - Technical Support & Web Site
 - LBVCA Website Updates
 - Three PC in CB Library/Lobby
 - Improved Internet Speed
 - Equipment Inventory
 - Office Computers = 4
 - Large Screen Display = 1
 - Video Projector = 1
 - Lobby & Library Computers = 3
 - Printers / Copiers = 5
 - Security / Surveillance = 3 (plus 4 Rec Center)
 - Peripheral Equipment (Router, Range Extender)
 - ACC
 - ACC Chair Presentation

ACC (Architectural Control Committee)





Architectural Control Committee

Chairman: John Niernberger

Trustee: Jon Testut

Members:

Sam Reynolds Jim Haguewood

Kirk Schuenemann Jeramy Webb

Rhonda Eaves

In an effort to promote the safety, comfort and beautification of Lost Bridge Village, the purpose of the ACC is to preserve compliance with the Covenants, Conditions, Restrictions and Reservations (CCR&R) via the Building Standards & Practices (BS&P).

This committee of seven members meets once per month, usually on the first Monday of the month at 9 AM.

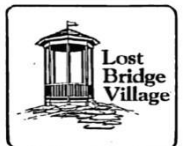
Architectural Control Committee

Chairman: John Niernberger

Trustee: Jon Testut

Duties and Responsibilities:

- Update Building Standards & Practices as needed
- Answer building and construction questions from current, new, or prospective property owners
- Investigate un-approved construction projects, and recommend appropriate actions to correct violations
- Review requests for variances
- LBVCA Board Member acts as T/A (Trustee Advisor) and oversees ACC actions and decisions





Architectural Control Committee

Chairman: John Niernberger

Trustee: Jon Testut

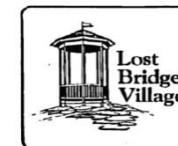
Guidelines/Procedures:

- Property owner submits proposed building plan application to LBVCA ACC, whom reviews these plans for Covenant Compliance, and then approves/denies applications using Building Standards & Practices as a guide. Building Project Checklist is completed by property owner, and appropriate fees and deposits are collected.
- Benton County Development (Building Safety Division) will only issue appropriate Building Permits **after** receiving application approval from LBVCA ACC.
- After project is completed, ACC follows up and reviews/approves/denies for Covenant Compliance, then Benton County performs their final inspection of project and issues Occupancy Permit. Deposits returned if approved.

Architectural Control Committee

Chairman: John Niernberger

Trustee: Jon Testut



2018 Activity:

- Received **29** inquiries about construction projects in LBVCA
- Which Resulted in **13** Approved Applications, consisting of:
- **4** New Homes (all in Posy Mountain Ranch)
- **9** Deck Projects, Site Preps, Garages or Storage Sheds
(6 in Lost Bridge Village, 1 in Cedar Forest, 2 in Posy Mtn)

Architectural Control Committee

Chairman: John Niernberger

Trustee: Jon Testut

*“New Log-cabin
style home under
construction in
Posy Mountain
Ranch”*



Architectural Control Committee

Chairman: John Niernberger

Trustee: Jon Testut



*"New
detached
garage under
construction in
Posy Mountain
Ranch"*

Architectural Control Committee

Chairman: John Niernberger

Trustee: Jon Testut



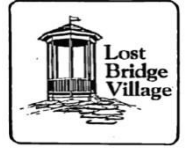
“Deck remodel project finished in LBV”



Architectural Control Committee

Chairman: John Niernberger

Trustee: Jon Testut



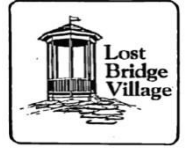
*"New home under
construction in Posy
Mountain Ranch"*



Architectural Control Committee

Chairman: John Niernberger

Trustee: Jon Testut



*"New detached garage
under construction in Lost
Bridge Village"*

Architectural Control Committee

Chairman: John Niernberger

Trustee: Jon Testut



RECOGNITION:

- Benton County Development (Building Safety Division):
Audrey Gresham
- LBVCA Office: Tamy Niernberger and Pat Larsen
- ACC members for their consistency and dedication to the Committee
- LBVCA residents and property owners for keeping us informed of any
“Village happenings” and maintaining our beautiful community

THANK YOU !

Community Building, Library, and Social

Trustee: Mary Gray

- Achievements

- Community Building

- This year the building was used for approximately 259 functions
 - North wall leak project completed
 - The Office and Conference painted
 - Spring Clean up
 - New HVAC
 - Donations

- Social Committee

- Social Committee comprises of 14 members
 - Socials scheduled throughout the year
 - Positive feedback in that these are LBV group events
 - Donations

- Library

- Individual Presentation

On – Going

Community Building

- Continuing to monitor the North wall to ensure the building remains leak free
 - Continue as a meeting place for a wide range of functions
 - Deck Repair

Social Committee

- Continue to schedule LBV group events

Library

Librarian: Pat Testut T/A: Mary Gray

Annual Library Report

LBV Library Mission Statement

Lost Bridge Village Library is dedicated to providing free library services for our patrons, practical access to our collection, and to provide materials of popular interest to the Lost Bridge Village community.

Library

Annual Library Report

■ Circulation Figures	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
■ Books	1230	1178	1068	1173
■ Movies	1171	1184	1015	1113
■ Audio Books	98	144	167	156
■ Purchases/Gifts	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
■ Books	102	114	118	123
■ Movies	43	70	46	65
■ Audio Books	23	40	56	27
■ Inventory	<u>2018</u>			
■ Books	1972			
■ Movies	960			
■ Audio Books	192			

Library

Inventory is ongoing

Please check your bookshelves, DVD and CD players for items that you may have overlooked.

Little Free Library

Our Little Free Library, located at the front of the Rec Center, is up and running. It was well used this past summer by both visitors and community members. If you haven't had an opportunity to visit it, stop by and take a look and a book. We are also on the worldwide map at the Little Free Libraries website. (<https://littlefreelibrary.org/>)

Library

Library Volunteers

- Patti French
- Sandy Reimer
- Pat Larsen
- Judy Williamson
- Ellen Rinard
- Noel Sloan
- Judie Hirschman

Library

Special Recognition:

A sincere thank you to Judie Hirschman who has left the Village but was one of our Library volunteer for several years.

Thanks to all for your continuous and generous support. Thanks especially to the LBVCA Board for providing us with the means to continue to serve you with a selection of current books and movies.

Political, Water & Sewer, Properties & Marketing Trustee: Carrie Webb

- Achievements

- Political
 - LBV 2019 Ballot Counting Committee
- Properties & Marketing
 - Ordered and began setting new For Sale signs
 - Created LBVCA Properties Web Site
 - Listed lots for sale on Zillow
 - Created LBVCA Properties Facebook Page
 - Sold one parcel
 - Validated and made corrections to Parcels for sale list

- On – Going

- Political
 - Establish Ballot Counting Committee
- Properties & Marketing
 - Continue to market LBVCA owned parcels
 - Place new For Sale signs
 - Evaluate market values on LBVCA parcels
 - Update LBVCA parcels for sale list
 - Additional LBVCA parcel acquisitions