

**Lost Bridge Village Community Association, Inc.**

**Board Meeting Minutes**

June 10, 2019 @ 6:00pm

Call to Order of Regular Meeting by President Carrie Webb @ 6:05 pm

Trustees Present: Carrie Webb, President Mary Gray  
Wayne Gunnels Kirk Schuenemann  
Bill Beavers Hugh Fenner

Trustees Absent: Jon Testut, VP

**Approval of Agenda**

Agenda approved.

M/S/C Mary Gray/Wayne Gunnels/Unanimous

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

Members Present: Larry Elbert, Dennis Jones, John Niernberger, Pat Larsen, Don Berndt, Linda Shade, Roberta Heaton, Niki Higginson, Ellen Rinard, Patti French, Hugh Wagner

Visitors Present: Jim and LeAnn Horn

- Larry Elbert – Tennis Court – Dennis and I have been working on getting quotes on the tennis courts. Larry gave a handout to the board. The first page is the bottom line of the viable quotes that we received. We have had a number of contractors come out and look at the job. If you go to the 4<sup>th</sup> page, it shows the different people we have had out. The first vendor, ARCO, was a really good vendor that is doing a lot of work in Bentonville. He works for Crosslane Construction. Originally he had given me an estimate of \$71,000 but when he came out and looked at it, he had some real concerns because of the weight of the equipment they would have to put on the court, he was concerned about the concrete base not being able to hold. So he backed out, he didn't want to take on that liability for it. All-American came out and he walked it with me and gave a verbal bid of \$40,000 but he never came back and I can't get ahold of him. We called Meta-Flex, they are a 1'x1' plastic tiles that would go over the courts. They wanted \$57,000 for the material and to install it. However, we would have to repair the under-linement first so that didn't work out. Cooper Asphalt is local and has been out a couple of times to look at it. They do a lot of work in West Fork and for the Mayor of Garfield. Dennis and I went over to West Fork and looked at a basketball court he built. We talked to Chad Harrison who is at the Parks and Recreation in West Fork. He was very complimentary of Ricky Cooper. He does a very good job and the basketball court was 3 years old. They had never coated it and it was still in very good shape. That is the vendor that we show on the total page. The other piece of this is that we have to have coat it and seal it up after the asphalt. It is a 3-stage process. They want to put an acrylic layer on first and because it is new asphalt, they want to come back and put another layer on after it cures. Then they come back and put the colors on and stripe it. We talked about new poles and new nets but Tamy showed me there is an existing new net up in the office so we can take some money off for that. The tennis court repair we have right now is \$15,931. The net and poles were \$3,000 so we can take off \$300 for the net. The deal with the poles is that they are embedded with concrete and some are slanted so they will have to be taken out and new poles put in. Also, when we put the new asphalt on top, it will make the poles too short.

In order for them to get their equipment on the tennis court, the south side fencing will need to be taken off. The other thing we need to look at, but I haven't got a quote yet, is for the drainage repair. If you look at page 5, I drew a little sketch. In front of the tennis courts it slopes down and water is possibly seeping out to there and I think what we need to do is have someone come with a backhoe and dig it out and put some rock in there with a perforated pipe so it can gather the water and move it away from the tennis courts. One of the problems we have is water floating underneath and then it comes up to the top in the cracks and then it freezes. I am trying to get ahold of a couple of people to get a really good quote to do that, but I think \$3,000 will easily cover it.

- Dennis Jones – I have 4 different quotes for resurfacing people once the 2" of overlay is finished. They are all coming in approximately \$16-17,500. I think we can get poles and everything, turn-key job done for \$17,500 at the most and maybe a little better than that. This could help the figure come out a little better. We got a lot of good quotes. Larry worked on one side of it while I worked on the resurfacing part of it. The process we are proposing is very good and should last 15-20 years if we keep it up a little every year. Anytime you see some hairline cracks there are things you can do. I would be willing to help on that and pay for that myself if I needed to. Some of you here might walk the runway. It has some cracks in it and grass is growing in it. Someone should put some round-up on to keep the grass down and maybe need to do some sealer in that area. That is the same type of stuff that if we do that from the get-go, things would be brought back up into 1<sup>st</sup> condition. We need to have all the amenities taken care of. This will make for a nice neighborhood plus increase out property values. We pay \$96 a lot, if I was on the board that would be one of the things I would look at is how we want things to look at 5 – 10 years from now to keep up the amenities so it isn't a huge expenditure, setting aside \$1,000 a year for each of them. We could easily double the amount we are paying now for dues. It would still be a steal. That would allow us to have \$30,000 a year to keep things up a year instead of passing them onto a new board. If money is the issue, maybe take some out of this year's budget and take some out of next year's budget. I think I can come up with at least \$10,000 from some of the tennis players that I know. I had heard Hugh has come up with some donations on the side. It is a \$75,000 project and you have \$10-15,000 that is going to be paid up front immediately. You got about \$60,000 in addition to that if you move forward with the project.

QUESTION (Carrie Webb): It has 15-20 years life, at the end of that, are we looking at starting all over again?

ANSWER (Dennis): Yes, essentially you will. Like shingles on your roof. You can only put so many layers on before you have to take them off and start over.

COMMENT (Carrie): With that being said, we are looking at a cost of \$5,000 a year. Not only right now, we have to come up with \$60-75,000 to do this. But we also have to figure in the budget an addition \$5,000 per year to set aside for the eventual court needs. This is a lot of money and we have to make the best decision for the Association.

COMMENT (Ellen Rinard): I just wanted to clarify that 2 years ago we had a rate increase. The dues are no longer \$96 per year. It is \$160 for improved and \$112 for unimproved. I was on the board at the time of the rate increase. It took us 2 years of intense negotiations to get even that much increase. So, I don't think anyone will vote for an increase this soon. I agree with you; we are living in a bargain world, but a lot of people here do not want any more taxes. I don't even think that is a possibility.

QUESTION (Dennis): Can you do special assessments?

ANSWER (Carrie): No, we cannot do special assessments.

QUESTION (Dennis): I am sure you are transparent and if I ask for a copy of your expenditures and what your budget looks like, I could get a copy.

ANSWER (Carrie & Hugh): They are online on our website.

COMMENT (Dennis): I was at the annual meeting and there was \$30,000 left over from prior year and then if you had another \$30,000 this year without an increase of dues or not. I think you should have a little money built up.

COMMENT (Carrie): Not to discredit your tennis court or anything but it is a small group of people who are interested in the \$75,000 investment and getting their support and increase dues to improve that particular amenity it doesn't play strongly when we are looking at the association as a whole.

QUESTION (Hugh Fenner): What is Cooper going to do with the bid of \$49,000?

ANSWER (Larry): Scrape off as much of the top coating that is loose then they will pour a liquid rubber down into those cracks and seal those off, so water doesn't come up from the bottom. Then he is going to put on 2" of asphalt and then lay Petromat. Petromat is a woven product that is glued down before you put the asphalt on top of it. What it does is kind of holds the asphalt together and is kind of a reinforcement.

QUESTION (Carrie): So, does it stop the overlaying asphalt from cracking?

ANSWER (Larry): It will help from cracking and hold it together.

QUESTION (Hugh): Dennis, what are we going to get for the \$15,931?

ANSWER (Dennis): They will come in after the overlay is done and do resurfacing. Puts the final surface on the asphalt. You have to wait 14-21 days before you can do that. Then you come in and put 2 coats of color on it. Then they stripe it for pickle ball and tennis court.

QUESTION (Hugh): Is it feasible that we can do the fence work?

ANSWER (Dennis): No, we need a fence company to come in and take out all the old stuff. Couple of poles are rusted out. They will take fence down and roll it up. Then they put the fence back up when finished. We can probably save some of the poles and reuse them. That would probably save about \$1,500.

QUESTION (Dennis): Say we came up with the \$30,000 and we came up with another \$15,000. On the other \$30,000, if the board agreed, what would we need to do to come up with the other \$30,000? Do you have an idea on the other \$30,000? Would it be available now or next year?

ANSWER (Carrie): It would have to be an executive session. We would have to sit down and work the numbers, look at the budget thoroughly. It would be something that would be considered in planning for next year's budget. It was not budgeted for this year so obviously the funds aren't there to speak of right now. We can't just write that check and do it. It is something the board will consider in a budget meeting session to determine how and where we can come up the funds. How that happens depends heavily on what your group is willing to contribute and whatever outside donations Hugh is able to pull together.

COMMENT (Dennis): That was kind of what I was wanting to come up with the idea. If it was some kind of promissory note if you didn't want to borrow from the bank. I would even loan if I had an agreement or a promissory note that it would be paid back next year that extra \$30,000 that we might be missing. You can keep this in the back of your mind.

COMMENT (Wayne Gunnels): It is a matter of understanding what the amount is, what the contributions look like, how do we spread it out over time so its not as hard on us and everybody. There is a \$1,000 annually in the budget for tennis court maintenance. We would have to figure out

this project then relook at the budget for the future.

QUESTION (John Niernberger): This is probably way outside the box, but you see them at stadiums and at sporting events on fences. Has the village thought about selling advertisement on the fencing? It might be a way to generate revenue.

ANSWER (Carrie): I am all about creative financing. We can look into that. Hugh, you can add this onto your list of investigations.

Due to our Visitors, we will jump ahead to **New Business** – Water Aerobics at Pool – Carrie Webb

An issue of Water Aerobics has been brought up. Not wanting to shut anyone down, let me just say that in the beginning. We just need to figure out how this is all going to be structured. This are the questions that need to be asked:

- Who all is going to have a key?
- What days and hours you ladies are going to be using it?
- Are we going to require someone to be CPR certified?

We have to consider from a safety standpoint, an insurance standpoint, and a legal standpoint. We want to make sure we are covering our bases. We are not shutting you down, we just need to make sure we are not missing anything or doing anything that is causing potential future problems.

QUESTION (Carrie): The first question is the hours and days we are going to let the ladies use the pool. Currently they are asking for 10-11:30am, on 3-4 days of the week.

ANSWER (Roberta Heaton): Monday, Wednesday and Friday.

There is someone who volunteered to come in on Thursday and lead the class.

COMMENT: (Linda Shade) – The thing about Thursday is that there is at least 3 people work at the Pantry every Thursday. That would knock out 3 people.

QUESTION (Tamy): Is there only 4 people that go to it or is there others that Thursday's would work better?

QUESTION (Carrie): How many would you say usually attends the class on average?

ANSWER (Linda): Oh, I don't know, around 15 but as the year went by it probably got down to 9-12 or even about 10. There were a couple of days and I have heard that this is one of the things Tamy might have heard people say that there were a lot of outsiders and that caused the 15-16 there but as the summer went on that slowly decreased.

COMMENT (Roberta): I was there almost every time and I would say there were 3 days the whole summer that there was more than 15 making it crowded.

COMMENT (Linda): I don't see it being a problem. It is an amenity, but we are letting other people come in as guest or whatever. I see this happening up here (Village Hall) for other things. For example, the Crafters don't all own land in LBV. They play an important part of coming up here and associating with people. I don't have a problem with it. The only time we have had a problem with outside is with Social Dinners, like the Italian Dinners or the Progressive Dinners where you can have over 80 people.

COMMENT (Mary Gray): You have had to turn away people from the dinners who were non-members, right?

ANSWER (Linda): Yes, we have. We did this Aqua exercise last year on Monday, Wednesday and Friday which was nice. If we have it on Thursday, a couple of these ladies won't be able to come.

CARRIE: This is what the board needs to decide. What days we are going to allow this. We do have the pool attendant because we have the safety concern. This is the concern; we require a pool attendant

but there is not a pool attendant during this time. How do we handle that? Do we require one of the ladies present to be CPR Certified? Do we have a phone that is accessible to them to dial 911? I know we have a phone but is it locked in the office or is it set out where it is usable?

HUGH: It is usable. There is one on the table by the TV and there is one in the office.

QUESTION (Linda): There is a sign down there that says swim at your own risk. Doesn't this open you up to getting sued?

ANSWER (Carrie): Potentially but we also say nobody can use the pool until we have a pool attendant on hand.

COMMENT (Patti): It has been this way for 20 years and it has never been an issue until right now.

COMMENT (Carrie): I am sorry ladies I am not much for because it has been this way, we continue this way. We need to make sure we are doing what is best now and I am not wanting to shut you down but.

COMMENT (Roberta): As long as you have 2 people there, like a buddy system, someone could call. We don't go into water over our heads. We all touch bottom. It's not deep-water aerobics.

QUESTION (Ellen): Is the pool attendant CPR certified?

ANSWER (Hugh): She will be but not at this time.

QUESTION (Ellen): So then, what is the difference?

ANSWER (Carrie): She is paid to be there, to pay attention of what is going on so that if there is an issue, she can take care of it, she can call 911, she can keep people out of the way. She makes sure people aren't running, she makes sure people are showering, she makes sure the pool is being used by only those who are authorized to use it.

COMMENT (Patti): We are all members and residents of the village and I think we are all mature enough. We aren't going to run on the deck, and we will shower. Give us some credit here.

QUESTION (Carrie): When the pool is unlocked from 10-11:30 and we have one of these children come up and comes out and wants to join you. What is your practice?

ANSWER (Linda): We shut the door as soon as everyone gets there, and they can't get in. If they come out, we tell them they can't get in and they say thanks and leave.

CARRIE: The heater, I know in the past it has been used some and I have been told the heater is not in awesome condition, but I guess it still works to a point.

HUGH: The heater has not been turned on. It won't be until we get this decided. As soon as everything is decided it is no problem, just turn a switch on.

QUESTION (Ellen): So, is the main issue here that there is to be some to unlock the door before the 10:00 start, or are you debating on giving a key to one of the people and they would be responsible for unlocking it?

ANSWER (Carrie): That is one of the issues. There was a request for up to 4 keys to be issued. Honestly, I am not comfortable with that. It should be 1 key and I am not opposed to having someone come up and check out the key and return it when you are done. The office is open with the exception of Friday. We would have to figure that out. I don't know, I am just asking a lot of questions.

COMMENT (Mary): I think it would be a good if 1 person had a key. They checked it out when we start the season. They would have to sign a paper and they would have to turn it back in at the very last day.

COMMENT (Carrie): Do we know who all has a key?

- Mary said she would check her key ring; she might have one. Roberta has one.

COMMENT (Patti): I would say we need 2 keys due to company, people leaving town, etc. Very few of us are there every time.

COMMENT (Carrie): It sounds like if Roberta only missed 3 times last year, she should be the keeper of the key. If she is going to be out, you can come to office and check one out.

COMMENT (Patti): I would be willing to get CPR trained. I was once at one time.

CARRIE: I am fine with the 10-11:30. I am fine with Monday, Wednesday and Friday. I don't know how much a propane tank cost.

HUGH: We didn't have to fill it up last year. It is pretty low. To fill it up it is around \$800.

MARY: Last year the heater wasn't on much at all. It was hot. At the very beginning and at the very last got cool.

CARRIE: I would really appreciate if one of you would become CPR Certified. It would really make me feel better. Niki is certified but she doesn't go every time. If Patti is willing to get certified, then between the 2 of you, there will be someone there. You are only in 3 feet of water, but incidents happen, strokes, heart attacks, slip and fall.

HUGH: The pool attendant is getting CPR Certified at NEBCO in their next class they have.

CARRIE: I only want 1 key issued and we need to retrieve any that are still out there. We don't need a bunch of pool keys going around. If you are going to be absent from a class, hand the key over to someone else if you are going to be on vacation or have company or whatever the situation is. This is my proposal to the board here. We will have a vote on this. I guess as needed the heater can be ran.

PROPOSAL from Carrie: I don't care, Monday, Wednesday, Thursday and Friday. 3 or 4 days a week. 1 key. I would like CPR Certification and turn keys in at the end of the year.

BOARD DISCUSSION:

Wayne: Personally, I think everyone here is adults. They can have their exercise and enjoy themselves in the amenity of the pool. I lean towards 2 keys to have a backup as long as those people are identified. The cost of running the heater, it will only be a couple of days, it is not a big concern personally. I lean towards 10-11:30 and let the ladies enjoy their exercise.

QUESTION (Linda): Is it ok to bring guests? They don't have to be members of Lost Bridge Village?

ANSWER (Carrie): I don't mind if you bring a guest. I would really try to limit it to a guest, but I am not going to put a number on that but don't bring 10 guests. I don't think you are. I am not worried about the guest's number. I would ask if someone tries to join that is not a member of the village and is not one of your guests, we don't need them there. There are public pools within a reasonably short drive and you guys are paying for this amenity. It is unfair for us to let others come in and use it if they are not a guest of one of you at the pool.

QUESTION (Mary): If they are long term renters or short-term renters and they come in and want to pay to swim?

ANSWER (Carrie): If they are renters and they have paid their renter assessment and have the key code access then I don't think you can deny them the privilege.

COMMENT (Mary): I agree with Wayne; I think we need a backup key. I also think we need to check with our attorney about the liability of having a certified person there. I know a couple of boards ago they checked this out and the attorney advised them to keep the signs up cause of the liability.

Motion was made for Water Aerobics: 2 keys, 3 or 4 days a week, 10-11:30am, couple of people to be CPR certified, heater can be used, and keys turned back in at end of season.

M/S/C

Mary Gray/Wayne Gunnels/Unanimous

QUESTION (Ellen): How is the mowing schedule determined? The airport seems to get mowed all the time. Driving up here, at the corner of Lodge and Slate Gap there are weeds this tall. How do we decide how far we go and how often? I think knocking down a few weeds occasionally would be nice.

ANSWER (Carrie): The corner down here at Lodge and Slate Gap is a county road. We can discuss with Jon unless Kirk wants to weight in.

ANSWER (Kirk): The mowing is on a 10-day schedule. It's not that one thing gets mowed more than others. It is a learning curve since we have a new maintenance guy, he doesn't know what all had been

mowed in the past and some things get missed. He is not mowing the airport twice.

ELLEN: When I am out walking or driving the airport always looks lovely and the rest of it down there doesn't look as lovely.

KIRK: The airport is so big that it gives you that feeling that it is freshly mowed. I was out walking on it today and it is pretty tall like the rest of roads. It is so big it looks like it is freshly mowed when it hasn't been.

HUGH: I would like to add that we don't have 2 or 3 maintenance people working like we had last year. We only have 1 so basically, we are a little shorthanded. I know that doesn't answer your question.

ELLEN: I know the airport is to sell the area to new people but if you live here, you see weeds growing, it really isn't the answer.

CARRIE: I suggest you call the County. Reach out to them and let them know you have concerns about the lack of mowing. See if they can increase their mowing out here in the village.

ELLEN: Just a parting comment, I think we should all call the County more often, especially in snow season because from personal experience that the phone starts ringing at 6 in the morning if my road isn't done. Nobody thinks of calling the County if they live down in my area because we have that big hill, we expect the guys down in Lost Bridge are going to be out doing it but that is not fair to the other people who are not getting the same level of service who live near where the tractors park. I agree, they county needs to be responsible for what the county should be doing but we have tried to pull those teeth before and the answer is always, "we have 50,000 miles of roads to do".

COMMENT (Patti): I live on Shady Rock Lane which is a little dead-end street. It really has some bad broken up pavement. I know the county is doing White Oak and Black Oak this year, but I would like to have someone come down at look at it. Maybe we can get it on the schedule for next year. I don't know if it needs resurfacing but could sure use some patching. I just wanted to put it on the list.

COMMENT (John): Listening to the first 2 issues, Tennis Courts and Water Aerobics, I have driven by the tennis court and water aerobics a hundred times. In 1 week or more, there is more attendance at the water aerobics then there is in one year at the tennis courts. We are wondering about allocation of resources for couple hours extra for pool attendant against \$75,000 for a new tennis court. I would love to see a brand-new tennis court, but I find that perspective a little bit off. I would like to see the percentage of tennis court usage vs the swimming pool usage.

CARRIE: The budget isn't there for either. The request to redo the tennis court there is some serious consideration to have that happen by the project they are proposing will only last 15 years at best. We will need to build in an additional \$5,000 in the budget annually to support it. The board really needs to work on the budget numbers. Hugh and Larry have been working tirelessly on the tennis court. We have gone from an original \$10,000 estimate to now a \$75,000 estimate.

KIRK: We have bumped up over \$30,000 for the tennis court over the last month. That is a hard pill to swallow. I would do the \$45,000, easy.

MARY: I was shocked when I saw the cost.

COMMENT (Pat Larsen): As a property owner too, I hope that you don't use the criteria about how much it is used to repair it or not cause that is an amenity and that is part of our mission statement that we are to maintain the amenities that we have. Once you start saying, we don't need that because 10 people used it this year, ok, that one is gone. Next time someone says we don't use the pool, then that one is gone. The airport was a big fight in the village. The airstrip is a big draw for the village. I don't know how you do it with the budget you have. You are doing a great job, keep it up.

Due to another Visitor, we will jump ahead to ACC – Carrie Webb

John Niernberger (ACC Chair): A property owner came to us with an application to build a shop. The ACC Committee approved the shop with a \$200 application fee and \$5,000 performance deposit. The gentleman had actually already cleared a few trees and had moved rocks and started making his grade

prior to filing the application. The ACC Committee voted to assess a double application fee of \$400. The ACC Committee would like board approval. The ACC Trustee (Jon Testut) said there was special circumstances and wanted to waive the fee. Mr. Testut would not share the special circumstances with ACC Committee during their meeting.

COMMENT (Carrie): The special circumstance was the dumping of the debris on his land from prior board. The mess has been cleaned up after many hours of work from Kirk, Ryan, Jason and Jon making sure that it was brought back to pre-dumping condition. There are no remaining issues. We have taken care of righting our wrong as an association.

COMMENT (Hugh): The memo I got from Jon said we should not approve it. It should be dropped and continue with goodwill with the individual.

QUESTION (Carrie): Do you know when the individual started the lot clearing and prep work?

ANSWER (John): I think it has been on-going for months. He actually started asking me what the process was several months ago. I don't actually know when he started. He mainly just did dirt work.

COMMENT (Ellen): Is it worth \$200 to have ill will with a new owner.

COMMENT (Carrie): He is not new; he has been here for a while. I don't know if it will cause ill-will, I wasn't in the meeting, but it is the process. It is in the BS&P. I think he was aware that he needed to go to the ACC to get a permit, he had been talking to John for some time. He was aware that he needed a permit from what I understand.

COMMENT (Niki Higgison): You infringed on him and he is infringing on you so can you just not call it even? He did wrong, you did wrong. Can you just call it even?

COMMENT (Carrie): We financially paid for our mistake, should he not financially pay for his mistake?

COMMENT (John): Reading from BS&P, *"In addition, if any project is begun, or otherwise initiated, before a proper application is submitted and approved, this body shall reserve the right to demand a penalty equivalent to double the published fee(s)."*

A vote was taken:

All in favor of doubling the fine, say aye.

No Aye's

All in favor of forgiving the double fine, say aye.

5 Aye's

Any opposed?

No reply

We will waive the double fine. John Niernberger will write a letter that includes we as a board have elected to forgive that as a result of the infringement of dumping on his land. The letter will be put in his file. It is a record so someone else can't come along and say, well, you forgave his.

A motion was made to waive the double fee.

M/S/C                      Hugh Fenner/Bill Beavers/Unanimous

#### **Comments Approval/Discussion of May 13, 2019 Board Minutes**

Motion was made to approve May 13, 2019 Board Minutes

M/S/C                      Kirk Schuenemann/Hugh Fenner/Unanimous



Treasurers Report – May 2019

May 31, 2019

ASSETS

Current Assets

Checking/Savings

1000 · CASH IN MONEY MARKET - 0172	102,892.20
1001 · CASH IN CHECKING - 7265	11,384.03
1003 · ARVEST CAPITAL IMPROVEMENT 0743	
1003-A · AIRSTRIP IMPROVEMENTS	1,096.80
1003-B · COMM BLDG IMPROVEMENTS	1,750.00
1003-C · VILLAGE HALL IMPROVEMENTS	1,707.56
1003-D · REC CENTER IMPROVEMENTS	15,114.66
1003-E · LIBRARY IMPROVEMENTS	350.87
1003 · ARVEST CAPITAL IMPROVEMENT 0743 - Other	20,536.52
Total 1003 · ARVEST CAPITAL IMPROVEMENT 0743	40,556.41
1007 · CASH CONTINGENCY M/M FUND 9016	85,644.60
1010 · BUILDING DEPOSITS	42,075.00
Total Checking/Savings	282,602.24

May Profit and Loss - Actuals vs. Budget

	Account	May Actuals	May Budget	\$ Diff
Assessment Income	4000	\$2,466	\$1,600	\$866
Donations	4100	\$436	\$0	\$436
Total Income		\$3,439	\$5,909	-\$2,470
Maintenance	7200	\$5,093	\$5,740	-\$647
Rec Center	7400	\$4,343	\$5,637	-\$1,294
General & Admin	7500	\$4,649	\$5,618	-\$969
Community Building	7600	\$361	\$1,020	-\$659
Roads	7700	\$550	\$1,276	-\$726
Capital Improvements	7900	\$0	\$0	\$0
Total Expenses		\$14,997	\$19,291	-\$4,295

May Year-to-Date Summary

YTD - May Actuals	YTD - May Budget	\$ Diff	2019 Annual Budget	% of Annual Budget
\$183,998	\$184,200	-\$202	\$200,000	92%
\$2,975	\$4,909	-\$1,934	\$9,250	32%
\$192,110	\$196,643	-\$4,533	\$221,050	87%
\$17,329	\$25,521	-\$8,192	\$57,824	30%
\$12,719	\$14,722	-\$2,003	\$32,775	39%
\$35,783	\$46,832	-\$11,050	\$97,255	37%
\$4,104	\$5,098	-\$994	\$12,230	34%
\$3,205	\$7,400	-\$4,195	\$15,374	21%
\$4,888	\$0	\$4,888	\$5,400	
\$78,027	\$99,573	-\$21,546	\$221,049	35%

Income:

- ~ Assessment income was higher for May, exceeding the budget by +54%. YTD assessment income is now hitting our budget
- ~ Total March income fell short of budget by -\$2,470 or +41%. Budget of \$3240 for fireworks drove shortfall.
- ~YTD total income is \$4.3k behind budget or -2.2%

Expenses:

**7200 MAINTENANCE**

- ~ Total Maintenance in May was below budget by -5% and trending below budget by -31% for the year
- ~ Equipment Maintenance exceeded the May budget, but savings on Labor offset the overage

**7400 RECREATION CENTER**

- ~ Recreation Center was under budget by -\$1294 (-23%) in May and is trending -14% for the year
- ~ Savings from budgeted labor for the pool manager offset the expense for pool repairs in May
- ~ \$1k was budgeted for Tennis Court maintenance, which was the main contributor for being under budget in May

**7500 GENERAL AND ADMINISTRATION**

- ~ Total Gen/Admin was below budget by -17% for May and is trending below budget by -24% for the year
- ~ Savings from Legal/Recording and LBV Office labor allowed May to be under budget

**7600 LBVCA COMMUNITY BUILDING**

- ~ Total Community Building was below budget by -64% in May, driven by lower maintenance & repair costs vs budget
- ~ Savings in April and May has put the total Community Building below budget for the year (-20% through May)

**7700 ROADS**

- ~ Total Roads was below budget by -57% in May, driven by lower spend for fuel and road materials

**7900 CAPITAL IMPROVEMENTS**

- ~ Annual budget of \$400 for Airstrip improvement was budgeted in May, but not used in May

Motion was made to approve May's Financials.

M/S/C Kirk Schuenemann/Mary Gray/Unanimous

## Officers Reports:

### President – Carrie Webb

- Nothing to report

### Vice-President – Jon Testut

Carrie: Jon is not here tonight so I will read his report, so it is on record:

-Board action needed for ACC (see T/A report). This can be included in ACC T/A report section or under new business.

-Request that since Hugh Fenner did not use the \$1000 that was offered (and transferred) to Parks and Recreation for the repair of the pool, that it be returned to Roads and Maintenance. – Wayne stated that the original transfer did not happen so no reason to move money back.

-Note for the minutes that I searched county records and did not find any recorded documents regarding a land swap for the existing tennis courts or the construction of new tennis court(s) or any similar document referencing an agreement between LBVCA (and it's legal representatives) and Luther Black (and his legal representatives, including the Lodge) to build such facilities. – Carrie stated that as far from the County side and from John Buhr that there is no standing legal document for swap of land for a court with Luther Black.

-Please table the discussion regarding the topic of Rentals Assessments and Surcharges.

## Trustee Reports:

### ACC Liaison – Jon Testut, TA

#### **June 3, 2019 ACC Meeting – 9am**

**Members Present:** John Niernberger, Chairman, Jon Testut T/A, Sam Reynolds, Jeremy Webb, Terry Brock and Jim Haguewood, Rhonda Eaves

**Members Absent:** Dottie Elbert

#### **Applicants:**

- *WMT S1 63 - Approval was granted for a 10-foot-wide gravel driveway to access their garage. The project was assigned to Terry Brock. A motion was made to charge a \$25 Application Fee and \$75 Performance Deposit for above project.*
- *Contractor for LBS B3 50 - Metal Building application. In line with ACC criteria, an approval was given for a 36 x 50 metal building on a concrete slab. Color will match the home (a brown color). Building will be accessed from Maple Drive. Release of easements from LBW&S (in file) and LBV are required for this project. A \$200 Application fee and \$5000 Performance Deposit will be collected upon final Board approval of LBV Easement Release.*

*Site prep for subject project was started prior to the building permit, which is in violation of the LBV Covenants, Article IX, General Restrictions, Section Eight. A motion was made to assess a \$200 fee for subject violation.*

M/S/C

Jeremy Webb/Sam Reynolds

4 Approved votes

1 Abstained

***The committee has sent this request to the LBVCA Board for their decision on whether to assess the doubled application fee as per BS&P Penalties/Enforcement.***

#### **Board Action Required (2 items)**

- *1: Since this building will cross over existing lot line, permission must be given to the property owner by both the LVB Water and Sewer and the LBVCA Board of Trustees. The release has already been granted by LBVW&S. This Board must decide to follow suit or object for cause. As T/A for the ACC, I concur with the committee's decision to a release of lot line for this applicant.*

Motion was made to approve a release of lot line for the application.

M/S/C

Kirk Schuenemann/Bill Beavers/Unanimous

- 2: A second concern was brought by ACC committee members regarding the starting of the project without a proper permit, which under normal circumstances incurs a fine of double the application fee. This is a violation of the LBV Covenants, Article IX, General Restrictions, Section Eight. A motion was made and approved to assess a \$200 fee for subject violation.
  - *Special circumstances:* As T/A for both the ACC and R&M, I should advise the LBVCA Board that a previous administration had authorized what was to be improper disposal of brush and timber onto this applicant's property. The homeowners request for the Village to remove said refuse was completed with apologies. Many man-hours were expended in accomplishing this task. It is my contention that imposing a fine at this point would not be in the best interests of the Village. That said, I would urge the Board to reconsider these special circumstances and disallow the \$200 fine imposed by the ACC. In the interest of a good neighbor effort, this would, in effect, be a quid pro quo. The committee has sent this request to the LBVCA Board for their decision on whether to assess the doubled application fee as per BS&P Penalties/Enforcement or not. I did not share this information with the ACC at the time of their decision to impose the fine.

APPROVAL – SEE ABOVE IN MINUTES

**TA Report:** None

**Chairman Report:** John emphasized that when meeting with property owners outside of the ACC Meeting, there should always be two Committee Members present.

**Discussion Items:** Acreage fencing guide-lines – Committee was asked to keep ideas for future recommendations to Board for changes to BS&P and covenants.

**New Business:** None

**Next meeting will be Monday, July 1, 2019, at 9 AM**

#### Airstrip – Jon Testut, TA

- Mowing continues to get better as Ryan become familiar with the equipment
- Plans to spray weeds when we can find a dry spell
- Plans to tar the cracks in September
- An incident with a small single engine taildragger that bent a wing strut during landing. No injuries. Plane had to be towed off the runway and tied down. I transported the two occupants to XNA. Waited several days for insurance company to retrieve the plane.

#### Community Building – Mary Gray, TA

Nothing to Report – Waiting for quotes for deck replacement. Does no longer meet county standards. Will not do it. Mike Botson will come out again and remeasure. Patterson will be calling. Also, Kirk will call Don Toepfer.

Carrie has reached out to multiple contractors. The deck is a bit of an issue due to the cantilever system is done, it no longer meets county code requirements. I have had 3 contractors actually look at it. One of them says he won't touch it. Mike Botson is going to get us a bid but has to take additional measurements. He cannot rebuild it as it is, it needs additional posts as required by Benton County codes. Another contractor is unable to look at it at this time. If we are still interested in the fall, give him a call. We are kind of dead in the water on it. I think we should table it until we can get bids from other contractors of what are options are. Mike Botson suggested if we wanted the deck to be more usable (put a table and chairs on it) go half the width and go out further that way you would be able to put table and chairs out there to create a place to hang out. He suggested we use it on the library side so we would leave a majority of the windows uncovered. We use the library doors to access it. He did not give us a dollar amount until he looks at it all again. I have also reached out to Mark Patterson. He just texted back today. He will get back in touch tomorrow. Kirk will also call Don Toepfer.

#### Covenant Compliance & Review

Kirk Schuenemann, TA – LBV

Nothing to report.

Bill Beavers, TA – PMR

Handled complaint about dogs barking and running free. Owner is taking care of it.

**Legal and Insurance** – Wayne Gunnels, TA

Legal

- Nothing.

Insurance

- Received couple of letters from insurance, the WC audit, we are still waiting.

**Library** – Mary Gray, TA

Librarian, Pat Testut reports: The Little Free Library has been restocked with new books for the summer. I will continue to monitor it throughout the coming months.

I sent out notices for those members who had severely overdue materials, several months or more, and have since received back about half of the items.

The Library is running smoothly, and the aides are doing a wonderful job of maintaining our facility.

**Parks and Recreation** – Hugh Fenner, TA

Carrie reported that Hugh had asked for help in collecting donations for the fireworks. A list of businesses that donated last year was printed out and given to a few board members.

**Property & Marketing** – Carrie Webb, TA

We have a few recent inquires and I am working to negotiate deals. Hoping to close the sale on at least 2 in the coming weeks. Another parcel on Ridgeview for \$15,000, had offered \$8,000 countered \$10,000. Waiting to hear. Both prior sales both came from a direct referral from John Niernberger a Real Estate Agent. He referred 2 of his clients to us in leu of selling them something he had on his own books from one of his own potential clients. I would like to get him a gift card of some sort in a show of appreciation for the referrals because that helps us tremendously. If anyone has any objections, let me know if not, I would like to get him a \$50 gift certificate to a restaurant along with a letter of appreciation. I will take care of this, this week.

**Web Design** – Carrie Webb, TA

Much updating has been completed but still a work in progress. Hoping to make it a bit more user friendly with simpler navigation.

**Election** – Carrie Webb, TA

Nothing to report

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

Jon Testut, TA (LBV)

- Happy to report that Ryan is getting better at his job and is becoming more proficient with the equipment.
- Repaired various tools and equipment as needed.
- Preparing select equipment to be sold
- BC provided overlay on Black Oak, White Oak, and Cedar Forest. Job well done with minimal disruption.

Kirk Schuenemann, TA (PMR)

Nothing to report.

Wayne stated that when they did the road work out in Cedar Acres, they severed the internet cable. After a heavy rain fall and the height of the road, it flowed well.

**Security Patrol** – Bill Beavers, TA

- Nothing to report

**LBV:** *Still have an opening for a Captain in Zone 2.*

**Social** – Mary Gray, TA

The Social Committee is scheduled to meet on Thursday, June 6<sup>th</sup> to make plans for upcoming socials. The next social is a Potluck Social with music provided by the Lost Bridge Trio on June 18<sup>th</sup> 6:00-8:00 p.m. at the Rec. Center.

Met to discuss \$1,000 to look into putting shade in kitchen or replacing tables or chairs...or donate to deck. Discussed what socials to end of year.

4<sup>th</sup> Celebration - Need at least 2 grillers also propane for the grill. I will talk to Jon about getting ice from NEBCO. Also need people to serve. Need help setting up on 9am on 4<sup>th</sup> morning. Bill Beavers will be available that day. I have a master list of all the things that need to be done. We feed the firework people and also the band members and their spouses.

**Tech Support** – Jon Testut, TA

- Phone Directories completed (yellow covers) 250 books printed on white 32# bond with 65# cardstock cover, folded to 8 1/2" x 5 1/2", and bound with two staples.
- New HP laser printer replaced tired older model on Tamy's desk.
- After 7 years in charge, I defer to Carrie as our new Webmaster for LBVCA.COM (It is looking better already).
- Looking into reconfiguring our phone system to consolidate and economize. More to report at July meeting.

**Old Business (Status Update):**

- Tennis Court Update – Hugh Fenner – SEE MEMBERS/VISITORS PRESENT ABOVE.
- Beautification Projects – Carrie Webb – Gazebo moving – Kirk stated the gazebo half rotten, might not be worth it. Kirk is thinking about making a steel one will donate labor. Suggestion for an updated sign for in front of community building. Kirk said he would get a good picture of the building and he has access to a couple of sign shops and artist. See what he can come up with. Kirk will get back with us. If before next board meeting, send out to everyone. We need to get moving on this as soon as we can. Seems like majority agreement to have new sign in front of building.
- Lot Sale in 2000 – Carrie Webb – tabled until next month
- Rental Surcharge – Jon Testut – Table until next month
- Maintenance Hours Update – Carrie Webb – Kirk would like to keep him at 40hrs would like to find a day laborer.
- Office Deck Repairs (Quotes) – Carrie Webb – SEE COMMUNITY BUILDING REPORT ABOVE.
- Tractor Warranty (outcome of test) – Jon Testut – tabled until next month

**New Business:**

- Water Aerobics at Pool – Carrie Webb – SEE MEMBERS/VISITORS PRESENT ABOVE.
- Brush Pile – Kirk Schuenemann – Kirk handed out some papers. He has found 2 areas that we can use as a potential brush dump, so we don't keep dumping on Ellenbecker's lot. We own an

acre lot (MOU S5 9-10) that we can fill a culvert across the front and knock down some trees and use that for our yard debris, no other trash. Jon, Ryan and I have all looked at it and it seems like it will work pretty good for that. It will be for LBVCA Road and Maintenance Department use only.

The second one, I have not done a whole lot of research on it. Our brush pile is a continual mess without burning it, it is hard to clean the mess up. It takes approximately 20 hours a month to clean it up. I am asking that we shut down our current one and moving it over to PMR where we have common property that we can access from one of our lots and more or less compost it there. When our maintenance is over there mowing, they can push it down every once in a while. Let it compost itself over the years. It is not where anyone can see over there, it won't mess with anyone's property values. Ryan came up with the idea of turning our current brush dump into one of those outdoor exercise areas like parks are doing now.

Carrie stated that from a property standpoint MOU S5 9-10 is not a desirable lot. It is a reasonable size, 1 acre but it literally no value because it is such a deep drop-off, you barely get off the roads edge before it goes down the hollow. From a property side, we would be lucky to sell it. I am fine with both of them even though the PMR lot has road access and water but is only ½ acre. The house across from the MOU S5 9-10 lots would not see it due to all the brush. Kirk said nobody will see it. It is a mountain and it will fall off. I don't know if it will work yet but would like to try it.

The PMR lot needs to be surveyed to see where our lot meets the common property. I would like to talk to Kenny Hahn. He lives directly across the street from it. I don't think Kenny would have a problem of keeping an eye on it. We would not use the shredder. It is the wrong tool for the job. It says you can put up to 6" in it but if it is over 2", it will not go thru it.

QUESTION: What about gating the area? There would be no reason to gate the MOU S5 9-10 one. The one in PMR, we could probably use the stuff from current brush area to gate it.

Carrie stated to go ahead and finish your investigation so we can go ahead and seek a motion.

Kirk said the first one on MOU S5 9-10 is pretty much 100% sure. Would anybody see a problem with moving an amenity to PMR? People will grumble about it, I am sure.

A motion was made to transfer from Ellenbecker's property to our properties on MOU S5 9-10 for our maintenance dumping only.

M/S/C Wayne Gunnels/Mary Gray/Unanimous

- 4<sup>th</sup> of July Donations – SEE PARKS AND RECREATION REPORT ABOVE
- Key Codes – Carrie Webb – I did full audit on key codes and there were over 63 errors. Found a lot of issues. We are clearly having issues with people with codes who shouldn't have codes. It is primarily an issue at the Rec Center with vandalism and other issues. We know it is happening at the brush pile due to the massive quantities dumped overnight. I am proposing that we issue membership wide new codes. I know that it will be a little bit of a process on the part of Tamy and myself because we'll have to let each person who has a code know that we are issuing new codes, but I think it will clean up a lot of issues and give me a chance to go thru and establish within our computer key code system has the capability of storing a lot of information. You can make notes in that like they are locked out due to past due assessments, vandalism or sharing code with someone that they shouldn't have. We can keep their membership address in there. A best contact number so we can go directly to see what code was used, get their information to contact them.

I have a proposed example of something that we can have them sign: The following key code \_\_\_\_ is being issued to \_\_\_\_ for the sole purpose to access to the following amenities in LBVCA (there is a place to check off Rec Center, Library, Tennis Court and Brush Pile) and is to be used by the following members of my family who reside with me full-time (4 spaces provided). By signing below, I acknowledge that I understand that I must remain current on my assessments, abide by the rules of the individual amenities and will not share my code with anyone not listed above. Failure to abide by any of the above will result in disablement of my code. Should my code become disabled, I understand a \$5 fee will be imposed to reinstate once violations have been corrected (there is a place to sign, date and best contact number).

This is just a proposed option. Any discussion? We have cameras and we can access the key code used so we will know who is in violation. There was a discussion about \$5 is not enough. The board decided to change it to \$15. Suggestion of putting your LBV house address. Another suggestion of putting a note on bottom for rental houses that renters can use the pool/rec center for \$4 per day per person or \$80 for family short-term rental. We need to redo the pool rules and then send them out to everyone. This will be done as soon as Tamy returns from vacation at the end of June.

A motion was made to issue all new codes association wide.

M/S/C Kirk Schuenemann/Mary Gray/Unanimous

A motion was made to adjourn

M/S/C Mary Gray/Bill Beavers/Unanimous

### **Adjournment at 8:40pm**

**The next Board Meeting will be July 8, 2019 @ 6pm.**

\_\_\_\_\_  
Carrie Webb, President

\_\_\_\_\_  
Jon Testut, Vice President (absent)

\_\_\_\_\_  
Wayne Gunnels, Secretary/Treasurer

\_\_\_\_\_  
Mary Gray

\_\_\_\_\_  
Hugh Fenner

\_\_\_\_\_  
Kirk Schuenemann

\_\_\_\_\_  
Bill Beavers