

**Lost Bridge Village Community Association, Inc.**  
**Board Meeting Minutes**  
**November 14, 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/John Wilson/Unanimous

**Approval/Discussion of October 10, 2016 Minutes**

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

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

Steve Bray – Observing

John Niernberger – Dogwood traffic exceedingly fast. A 4-runner recently knocked down tree on his lot. Suggested maybe speed bumps or something to slow down vehicles on Dogwood. ATVs are a problem in village. They are speeding down roads, go thru private property and are very noisy. The covenants mention them, why can't something be done about them. A 13-year-old and a small boy of about the age of 8 or 9 were driving around the village just a few days ago, someone is going to get hurt if nothing is done. Phil Williamson will contact Sheriff Department to see if they could beef up patrols on Dogwood.

**Treasurer Report/Financials:** Phil Williamson

Monthly Financial Report

**October Results**

1. Total expenses for the month were below budget due primarily to the payment of the Village's annual property taxes ~~were~~ paid in October.
2. The water bills for the Rec Center and for the Community Building were much higher compared to the budget. Repairs are underway to fix the leaks.
3. The preliminary annual budget for 2017 has been completed – Discussion of changes. Will be ready for approval at Dec meeting.

Motion was made to accept Phil Williamson's Financial Report.

M/S/C                  John Wilson/Mary Gray/Unanimous

Donations are used first in the specified account. If donation is not used up, they will be carried over to next year or put in the appropriate contingency fund.

**Officer Reports:**

**President's Report** – Jon Testut

Budget

As we now have succeeded in solidifying the budget numbers for the 2017 fiscal year, we will be able to

put that document to bed a month earlier than in the past. Thanks to the Board members time and energy in researching, collecting and clarifying the budget items at our budget meeting last month.

### **The little things**

I want to thank the board members and the members of the committees in our domain who have put the extra effort into keeping the village on an even keel. Too many times we are criticized for what we haven't done, when in the balance we do not get noticed for the minor but many other successes we achieve. So many times, you have each gone a bit further than was expected of you and on behalf of your friends and neighbors who haven't noticed, I want to say thanks...job well done. And if I may make Tamy blush a bit, let us not forget that she is on the front lines taking the first and biggest hits from callers and visitors who seem to have forgotten the rules of civility. Thank you Tamy, from all of us, for your continued courage and fortitude.

### **Covenants**

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 Board to contact Phil and/or Mary to get their name placed on the ballot.

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

Nothing to report at this time.

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

Nov. 7th, 2016

**Present: Hugh Wagner, Jim Haguewood, Rich Brundage, Sam Reynolds, Jon Testut**

**Absent: Tom Pedano, Wally Ake,**

### **Meeting Notes:**

- 11772 White Oak; outbuilding on adjoining property: ACC approved.
- 11446 Posy Mt. Dr.; Addition to modular home, ACC approved.
- Discussion regarding more automation of application process on website, tabled.
- Discussed revising the BS&P to eliminate the Class A permit. Notion failed.
- Discussed impending resignation of current Chair, Hugh Wagner, and potential replacements.
- Anticipated adding section to BS&P regarding Non-Standard building projects:

#### **NON-STANDARD BUILDING PROJECTS:**

Structures of a unique design and/or construction (such as tiny homes, tree houses, container homes and other custom, non-traditional shaped and sized structures) that fall outside the existing BS&P guidelines will be subject to preliminary review by the ACC as to viability and practicality.

- ACC requested Board consensus as to adding above item to Covenants (Art IX; Art X)

Motion was made to accept ACC request for addition of ~~change in~~ NON-standard Building Projects.

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

### **Airstrip - Ken Buchheit, TA**

Nothing to report

There was a discussion about the 2017 Fly-In to be held 9/9/17. It was decided the 2017 Fly-In would be a joint adventure with Social and Airstrip TA.

### **Community Building – Mary Gray, TA**

American Leak Detection performed an electronic leak detection. A pressure test on all the hot and cold water lines revealed no leaks on any of the pressurized water lines. The hydrant in the front yard has a timer valve and will not allow water to drain out of the riser tube and could possibly freeze. Ben will replace the ball valve and the faucet. The hydrant was air tested and no leaks were found. The exterior rock wall on the north side of the lower level was inspected. There are several areas where the grout meets the rock and is allowing water to enter the building through the rock wall. The refrigerant lines and power conduit pipes penetrate the rock wall this side. The expanding foam has deteriorated and is possibly allowing vein water to enter the rock wall and find its way to the floor surrounding the fireplace. Ben is in the process of sealing the wall with grout and foam. Leaks were also found on the rock wall on the south side of the building. Ben will seal with grout and foam. The water stains on the floor in the basement bathroom are most likely due to ground water entering this area when it rains. If the sealant repair on the exterior wall does not resolve this problem, it was recommended to examine the drainage flow on the outside of the building. It was also noted the rain gutters are not level and thus not working at full potential. An installer will be contacted to inspect and make recommendations.

- Fire extinguishers for the Community Building, Recreation Center and Maintenance Building were tested and serviced by Marmic Fire & Safety Company. Will come out annually. Put on calendar to check defibrillator battery.
- Library Exterior Door: Tamy found the door open again. Jon ordered door closers and ~~will install them.~~ Installed them
- SERCO Pest Control ~~is scheduled to treat the building for pest and rodents~~ treated the building on November 7, 2016.

The Gutter Guy indicated the gutters were installed backwards. New gutters were suggested. \$2,500. The Gutter Guy installed at lodge next door as an example of his work.

Hopefully after sealing cracks and installing new gutters, the basement leak will be fixed. If not, the French drain will need to be checked.

Motion was made to have gutters done.

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

Mary had the Maintenance Plan redone. The board requested copies send to them.

### **Covenant Compliance & Review –**

Phil Williamson, TA, Committee Chair

Letter sent to villager about dog and motorcycle speeding thru village.

Randy Haley – PMR

Working with Lundholm family on getting an addition added on to their home.

Made a few rounds checking on chain saw running and making sure no one was cutting in a wrong area.

Heard a few rounds going off during Saturday and Sunday, could not pinpoint locations.

A home owner on Posy Mountain Drive had called and said people driving are missing corner and crashing on her property due to her light being turned off (by her request to Carroll Electric). She didn't

want to pay \$8 per month and had it shut off. She would like LBV to pay for light. Was suggested she contact Benton County for road sign. The board agreed that LBV should not pay for the light on her property.

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

Nothing new to report.

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

**Rec Center and Pool**

The pool will be updated/renovated with the installation of a new liner. The liner is custom fit and will have some flexibility for shifting without creating leaks. As previously reported pool leaks have been a major issue this past season and must be resolved. The liner product has been installed at other community pools with great success. We are proceeding with this major renovation and finalizing the implementation schedule.

Discussed different options for the edging. The pool guy is out of town. John will follow up with him for options. The pool cleaning is a very tedious job. Would like to purchase a new pool cleaner that runs by itself at the cost of around \$1,300.

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

Nothing to report ~~happening at the moment.~~

**Political** – Ken Buchheit, TA

Nothing to report.

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

Properties:

Nothing to report ~~Once again, except for a few calls, no new events this month.~~

Marketing:

**Billboard on 62** – Will split cost (50/50) with a realtor (1 realtor). The phone number on billboard will be the realtors. LBV will have our website address and face book page. The billboard is just outside Avoca, across from Wheelers. It will cost \$300 for the layout. \$100 a month for a 6-month contract or just little less per month for a 12-month contract. Will probably be in January when the billboard will be up.

**Roads** –John Buhr, TA (LBV)

1. Dogwood Washout Repair

The completion of the final phase which is placing on-site concrete chunks at the end of the spillway has been revised to by year's end.

2. LBV Roads and Street Signs

Good News: During the past couple of weeks Benton County has been in LBV installing street signs per our request. We will continue monitoring.

Sand & salt already been ordered. Randy wanted some up in PMR.

**Roads** – Randy Haley, TA (PMR)

Reworked the whistle at the Branding Iron entrance, thanks to Ken for the use of his backhoe and Ben bringing over 2 loads of native stone.

We have several areas that could use the dumpster that has been about I had 3 loads of dirty base dropped on Arabian and spread it, covers a half mile in heavy use area the residents complain about getting flat tires and just a mud bog when we get heavy rains.

Get dumpster out in PMR—~~Ben taking care of~~

**Maintenance** – Jon Testut, TA

- Mowing season is ending; Posy Mt had last mowing of season.
- Expect to bring the tractor to Williams tractor for check-up and needed repairs.
- In anticipation of moderate to severe snow events, we have ordered sand and salt from Benton County (at no charge).
- Additionally, BC will be supplying leading edge blades for our snow plow, also at no charge.
- Expect to conduct end of year personnel review in anticipation of renewed contract. – John Buhr agreed to help with Ben's contract.

**Security Patrol** – Phil Williamson, TA

There was an incident of illegal hunting in the Posey Mountain area which was reported to the Sheriff's Department and to Arkansas Fish and Game.

**Social** – Mary Gray, TA

Oktoberfest was a huge success with around 54 in attendance.

The November social is scheduled on November 6<sup>th</sup>. The Pot Luck Dinner, will consist of heavy hors d'oeuvres and dessert will begin at 6:00 p.m., followed by The Mike and Marty show. No charge for the event. Donations for the NEBCO Fireboat accepted. The event is hosted by the LBV Social Committee.

Motion was made to accept the change in General Rules for use/rental of Village Hall.

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

A Progressive Dinner is scheduled on December 10, 2016.

**Tech Support** – Jon Testut, TA

Problem with email – upgrade to better email thru GoDaddy.

**Water & Sewer Liaison** – No TA

**Old Business (Status Update):**

- Board Vacancies/Election Committee – Mary Gray  
3 vacancies open – put in Newsletter and email blast. Jon will put on Website.
- Library Stipend – Phil will do some figuring suggested gift card

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

**New Business:**

- Process for mailing assessment fees – Phil Williamson  
Enveloping stuffing. Need volunteers on Wednesday 12/14 for stuffing envelopes for the 2017 Assessment fees invoices.
- 2017 Fly-In – Ozark Car Events Calendar – Deadline 11/15/16 – Jon Testut already inserted ad
- Complaints sent – Tamy Addressed
- Tennis Courts – John Buhr contacted and is having dialog with villagers who use tennis courts
- List of Vendors – Need a good one that is preapproved.

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

Steve Bray – I have been to about every board meeting since I have moved here and I would like to say: *This board compared to some of the earlier boards, is dealing with a lot of substance and taking care of things more effectively.*

Motion was made to adjourn.

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

**Adjournment at 8:30 pm**

**The next Board Meeting will be December 12, 2016**

\_\_\_\_\_  
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