

LOST BRIDGE VILLAGE COMMUNITY ASSOCIATION, INC.
12477 Lodge Drive, Garfield, AR 72732
Board of Trustees Regular Meeting
July 14, 2014 6:00 P.M.

Trustees Present: Debby Maule Steve Bray
David Hudiburgh Jon Testut
Pete Sams Randy Haley
David Myers

Trustees Absent: (None)

Visitor(s) in attendance: Rich Brundage, Paula & Grady Allen

The Meeting was called to order by President Debby Maule at 6:05 p.m.

The Minutes of June 9, 2014 were approved as written.

M/S/C Steve Bray David Hudiburgh Unanimous

The Minutes of the June 16, 2014 were also approved as written.

M/S/C Steve Bray David Hudiburgh Unanimous

FINANCIALS:

David Myers pointed out that the June Balance Sheet needs some adjustment. The Iberia bank account should be reflecting the initial deposit check paid from the Iberia account for the new Maintenance Building, and account # 3021 – Capital Improvement Fund should also reflect this initial deposit payment. (This will be corrected.)

David also pointed out that monthly expenses are averaging about \$18,000, which has us operating very close to the margin. It's important that we hold down expenses and move forward with making the case for an assessment increase for 2015.

David reported that the audit is not complete yet but soon should be. Regarding using a collections agency, David suggests that in future we cull the list of delinquents. Regarding PayPal, he also suggests that the Board consider passing along the PayPal fee to those customers who use it. Steve asked if we could pass on the collection agency fee to delinquent customers but it was determined we cannot, that that would require a change to the Covenants. There was additional discussion regarding using a collection agency.

Motion was made to approve the Treasurer's report:

M/S/C Jon Testut Steve Bray Unanimous

The May Bills over \$200 were presented. David Myers thanked David Hudiburgh for his successful effort to save LBVCA money on the Directors and Officers insurance. The May Bills over \$200 were approved.

M/S/C Steve Bray David Hudiburgh Unanimous

OFFICER REPORTS:

President, Debby Maule

Debby reported that the collection agency has collected approximately \$10,000 in the past month. Their fee is 40% of that.

Debby asked the Board members to set their calendars for a working session meeting on Monday, July 21st at 6:00 p.m. in the Conference Room, to discuss the assessment increase and a special general meeting for the village-at-large in August to discuss the Vision findings, the assessment increase and covenant corrections.

She also informed the board that she learned fireworks were being shot off on the airstrip on July 4th. It was determined that we should post a NO TRESPASSING sign at the airstrip now so that in future, if this occurs again, the Benton County Sheriff's office can be called. (Without a NO TRESPASSING sign in place the Sheriff's department is unable to respond.)

Vice President, David Myers – Nothing to report.

Secretary, Steve Bray – Nothing to report.

Treasurer, David Myers – (See above, "Financials".)

TA Reports:

ACC, Jon Testut, TA – Nothing to report.

Airstrip, Steve Bray, TA -- Nothing to report.

Community Building, David Myers & David Hudiburgh, TAs

David Myers reported that he and Gary Hearron have installed a few more soffit vents at the Community Building and Grady installed 2 new turbines on the roof, which should all improve airflow and reduce heating and cooling costs for the building; however, more insulation should be added in the roof. He also reported that the landscape sprinklers have been reset to come on every day now (instead of every other day), from 5:00-6:00a.m. If needed, the sprinklers could also be set to come on for one hour each evening.

David Hudiburgh reported that Grady has dug a ditch, to improve drainage, behind the Community Building, at the point where water was pooling on the sidewalk. Grady concurred and said they would be determine how best to complete that work, which may mean installing a drain pipe and then covering it over.

Covenant Review, David Hudiburgh and Randy Haley, TAs

David Hudiburgh reported the new Covenant Compliance Committee met last Saturday morning (July 12th). They've scheduled a 2nd meeting for July 18th at 10:00 a.m. and have asked Debby Maule to join them. David suggested it might be a good idea to have a joint meeting at some point between this new committee and the Security Patrol.

Randy Haley reported that he has 4-5 people interested in being on the Posy Mountain Ranch Covenant Compliance Committee. Their first meeting will be on Sunday, July 20th. They're already focusing on 3 major covenant violators out in that area.

Debby Maule pointed out that Benton County will respond to reports of dumping on private property only where a property has posted NO TRESPASSING signs.

Legal & Insurance, David Hudiburgh, TA

David reported that after much competitive pricing, Rogers Insurance has dropped their price for our liability package by about \$400. David recommends we choose the 3-year automatic renewal option versus the 1-year plan. (See details under “Old Business”, below.)

Debby Maule reported on the status of the ongoing expense from the snowplow run-in with the Shalk’s water meter. She is trying to work out an agreeable compromise with Ron McMaster of the LBV Water & Sewer Board.

Library, Jon Testut, TA

Jon reported that readership is still growing, and viewing the library collection online is also being done. The Library team will be creating a small children’s reading area in the Library (near the dictionary stand) so young children have a place to sit and play or read while parents look for books or DVDs.

Parks & Recreation, Steve Bray and Pete Sams, TAs

Steve’s written report included these items:

1. Ken and Val Bell donated a large screen TV, which has replaced the older one attached to the Wii at the rec center.
2. Jon and Jason Testut put up the windscreen at the rec center. We will need to put up more next year.
3. I was able to adapt the weirs that were at the rec center to work in our pool scuppers.
4. Lake Bum repaired the hole in the roof of the rec center.
5. Shingles have been cleaned and re-stained at the rec center BBQ pit. Still need to re-stain the gazebo.
6. Water chillers are being used when water is added to the pool. The pool pump equipment had insufficient pressure to drive the chillers. Charlie says the kids enjoy playing in them.
7. Rec center rock wall has been repaired. Thanks, Jon for arranging to have this done.
8. Tennis court crack sealing in progress.
9. The Village has received a \$300 donation from a part-time member (Tom & Hollye Harrison) to be directed to the pool/rec center in recognition of the efforts of the team. Our work has not gone unrecognized.
10. The June LBV Social was a great success. Lots of folks visited the rec center who had not been in a long time and the new kitchen remodel was a hit.
11. 4th of July bash: WOW! Huge success.
12. Interviews for rec center manager have been done by Steve, Pete, and Debby. Results will be detailed in closed session. Hope to have the new contractor starting quickly and use to extend pool hours.
13. New signage has been installed at the rec center.

Jon wished to acknowledge the rock work done by Chuck Riggle and Hugh Wagner (on item 7 above), and David Myers commented that the water temperature in the pool is very pleasant now (see item 6 above).

Political, all Trustees.

Debby reported that she sent Judge Clinard a letter regarding items needing attention in the village, items which are the responsibility of the County. Apparently in response, the County started mowing along Slate Gap today (July 14th).

Roads and Maintenance, Jon Testut, Pete Sams and Debby Maule, TAs

Pete suggested that he, Jon and Grady Allen meet on Mondays to review the plan of action for the coming week to help determine workload and budget. David Myers pointed out that the contracted hours with Lake Bum Services should cover all anticipated work unless there’s a horrific snow storm this coming winter, and Grady confirmed that about 30% of the contract hours have been used so far. Grady then gave a brief update as to work that has taken place over the past 2 weeks, including the clearing of debris from the burn pile area today.

Randy Haley commented that many roads out in Posy Mountain Ranch are rutted messes due to lack of regular maintenance in years past. He stated that many street signs are missing, and he will get a list of those to Debby so she can request replacement signs from Benton County. He'd like to see the assessment increase include a 5-year plan for repair of roads. Randy will put together a list of Posy Mountain private roads needing work and meet with Jon, Pete and Grady to review.

Security Patrol, David Myers, TA

David reported that Wally Ake will take over the patrol area on Timberline and Lodge Drive, the patrol area from which Bob Schalk recently resigned.

Social, Debby Maule, TA

Debby reported that the 4th of July event brought in \$2029 in donations. She said 4 times as many people attended the event as last year. She gratefully acknowledged that Pat Coonce donated the hotdogs and Jim Ebersole donated the ice cream. She also stated that Pete Sams has agreed to handle the fireworks in 2015. Debby said the 2015 fireworks would be held on July 3rd (Friday) next year, with a rain date on July 4th (Saturday). She will work with Starkey Marina and Lost Bridge Marina as possible co-sponsors. Pete commented that Jon Testut did a good job with NEBCO-EMS to get the buoys out on the water. This was a big help in keeping boaters at a safe distance.

Debby stated that the August Social will be held on Saturday, August 9th and will be the Saturday Night Dance Benefit for God's Pantry. The "cocktail hour" will be from 6-7pm with dancing from 7-9pm. This will be a potluck and BYOB event, with the Social Committee providing set ups.

She reported that Faith Marshall has volunteered to coordinate the Christmas Progressive Dinner, which will be held on Saturday, December 13th.

Tech Support, David Myers, Jon Testut and Steve Bray, TAs

David brought up the need to purchase a router/modem instead of continuing to rent one from CenturyLink especially since their monthly rental has gone up from \$5.95 per month to \$12.95 a month just since last month.

Jon gave an update report on the new office laptop, which was generously donated to the Village by Debby Maule. Regarding the new LBVCA website, he reported that we've had 700 hits in 6 weeks.

LBV Water & Sewer, David Hudiburgh TA – Nothing to report.

OLD BUSINESS:

- New Maintenance Building: The concrete work (by Mid-America Metal) has been ordered. David Hudiburgh is seeking bids on plumbing and electrical.
- 2024 Vision Committee Findings: This will be discussed further at the next working session.
- Bylaws Revision: There was discussion about Steve's request to include language pertaining to electronic communication (of Covenants, etc.). Motion was made to table this discussion:

M/S/C David Myers David Hudiburgh Unanimous

- Pool Manager Position: 5 candidates were interviewed. The 1st choice candidate, Bill Magnuson, will be offered a contract. The new pool manager will be a 1099 contractor, same as Charlie Norris has been. Steve mentioned that he'd like to see the pool be open on Mondays this summer, since we'll have both Charlie and the new pool manager/trainee, and would like to include this additional cost in the review of an assessment increase. Motion was made to accept the 1st choice candidate:

M/S/C David Myers

Steve wished to amend the motion to include: If the 1st choice candidate declines, the 2nd choice candidate will be offered a contract. The amended motion was:

SECONDED by David Hudiburgh, and CARRIED, with David Myers abstaining.

- Insurance: David Hudiburgh reported that Rogers Insurance has submitted an insurance proposal with the option of choosing a 1-year term or a 3-year term. Choosing the 3-year term would guarantee that rates would not go up for 3 years. Both options would include a declination of terrorism coverage, if we so choose. Motion was made to delete the terrorism coverage:

M/S/C David Hudiburgh David Myers Unanimous

Motion was then made to sign for a 3-year term:

M/S/C David Hudiburgh Steve Bray Carried, with David Myers abstaining

- Burn Pile: Debby summarized for the Board her written request to Mr. Porta at the AR Dept. of Environmental Quality for a permit allowing a temporary burn at the burn pile. The estimated total expense for LBVCA to haul the existing pile of yard waste to the Centerton facility (in multiple trips over several months) would amount to about \$4890. She is awaiting a response.
- Assessment Increase: This will be discussed at the next working session.
- Special General Meeting: This will be discussed at the next working session. David Myers pointed out that timelines in the Covenants should be considered when putting forth an assessment increase to the membership (e.g., we send out our yearly assessment statements in mid-December).

NEW BUSINESS

- David submitted his written resignation from the Board to Debby Maule, to be effective immediately. His resignation was accepted. He would, however, be willing to help out with the assessment increase, if needed.
- Request by property owner Gomathi Nandakumar to deed over 2 parcels to LBVCA: Randy and Pete volunteered to look at the 2 parcels in question and report back to the Board at the next Board meeting, on August 11th.

Motion to adjourn meeting: 9:04 PM.

M/S/C Jon Testut Pete Sams Unanimous

The next Board Meeting will be August 11, 2014.

Respectfully submitted by Marty Sauers, Office Administrator.

Debby Maule, President

Steve Bray, Secretary

David Myers, VP/Treasurer

David Hudiburgh

Pete Sams

Jon Testut

Randy Haley