

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

**Board Meeting**

August 13, 2018 @ 6:00pm

Executive Meeting 5:45 pm

Call to Order of Regular Meeting by Vice-President Jon Testut @ 6:05 pm

Trustees Present:       Jon Testut, VP               Carrie Webb  
                                  Hugh Fenner                 Phil Williamson

Trustees Absent:       Ronnie McClellan       John Buhr  
                                  Mary Gray

Approval/Discussion Agenda

M/S/C               Phil Williamson/Carrie Webb/Unanimous

Approval/Discussion of July 9, 2018 Minutes

M/S/C               Phil Williamson/Hugh Fenner/Unanimous

**Visitors:**

Steve Bray – Nothing at this time

Ken Buchheit – What are you doing to increase village sales? Carrie Webb: We are working on increasing awareness and desirability of the village. The board is looking at options for better communications and trying to get interest and involvement that is lacking in the village. We have created a new LBV Properties Website, listing lots on Zillow, and have created a Village Owned Facebook Pages.

Patrick McCann – Nothing – Observing.

**Treasurers Report**

**ASSETS**

**Current Assets**

**Checking/Savings**

1000 · CASH IN MONEY MARKET - 0172	109,284.08
1001 · CASH IN CHECKING - 7265	9,704.35
1003 · ARVEST CAPITAL IMPROVEMENT 0743	
1003-A · AIRSTRIP IMPROVEMENTS	1,096.80
1003-B · COMM BLDG IMPROVEMENTS	1,000.00
1003-C · VILLAGE HALL IMPROVEMENTS	1,707.56
1003-D · REC CENTER IMPROVEMENTS	5,114.66
1003-E · LIBRARY IMPROVEMENTS	146.78
1003 · ARVEST CAPITAL IMPROVEMENT 0743 - Other	<u>20,476.48</u>
Total 1003 · ARVEST CAPITAL IMPROVEMENT 0743	29,542.28
1007 · CASH CONTINGENCY M/M FUND 9016	52,931.44
1010 · BUILDING DEPOSITS	<u>34,775.00</u>
Total Checking/Savings	236,237.15

July Profit and Loss - Actuals vs. Budget					July Year-to-Date Summary				
	Account	July Actuals	July Budget	\$ Diff	YTD - July Actuals	YTD - July Budget	\$ Diff	2017 Annual Budget	% of Annual Budget
Assessment Income	4000	\$4,901	\$2,185	\$2,716	\$200,281	\$190,695	\$9,635	\$198,641	101%
Donations	4100	\$3,560	\$390	\$3,170	\$10,354	\$5,200	\$5,154	\$5,200	199%
<b>Total Income</b>		<b>\$11,140</b>	<b>\$3,161</b>	<b>\$7,979</b>	<b>\$225,419</b>	<b>\$205,067</b>	<b>\$20,352</b>	<b>\$216,866</b>	<b>104%</b>
Maintenance	7200	\$5,366	\$4,813	\$553	\$29,216	\$32,112	-\$2,896	\$38,750	75%
Rec Center	7400	\$7,399	\$4,120	\$3,280	\$27,868	\$25,316	\$2,552	\$44,250	63%
General & Admin	7500	\$5,163	\$6,519	-\$1,355	\$40,634	\$49,741	-\$9,107	\$98,510	41%
Community Building	7600	\$952	\$982	-\$30	\$8,875	\$6,870	\$2,005	\$13,830	64%
Roads	7700	\$759	\$853	-\$94	\$6,215	\$11,259	-\$5,044	\$15,110	41%
Capital Improvements	7900	\$0	\$0	\$0	\$0	\$0	\$0	\$32,150	
<b>Total Expenses</b>		<b>\$19,640</b>	<b>\$17,286</b>	<b>\$2,353</b>	<b>\$112,809</b>	<b>\$125,299</b>	<b>-\$12,490</b>	<b>\$242,600</b>	<b>46%</b>
Income:									
Assessment Income exceeded the monthly budget and has exceeded the annual budget.									
Donations for Fireworks were excellent for the month, well above expectations.									
Expenses:									
Tree trimming impacted the overall Maintenance Budget; \$1,083 in actual expense versus budget of \$272.									
The water leak at the Rec Center continues to contribute to expense overrun.									
There was also an unexpected repair bill in the amount of \$584.									

	# PAST DUE	Feb 2018 Finance Charge	2018 Maint Billing 12/15/17	Prior Year Past Due	TOTAL	LIENS
		1 - 90	91 - 160	> 160		
CAC	1	\$231	\$336	\$1,976	\$2,543	1
CCA	7	\$763	\$1,104	\$6,521	\$8,388	4
DWD	7	\$707	\$1,120	\$5,952	\$7,779	3
FHS	18	\$1,233	\$2,700	\$9,481	\$13,414	9
LBS	13	\$603	\$2,416	\$3,617	\$6,637	6
MOU	15	\$1,097	\$2,819	\$8,152	\$12,068	7
PMR	67	\$7,952	\$9,669	\$66,487	\$84,108	31
WMT	5	\$179	\$832	\$955	\$1,966	1
<b>TOTAL</b>	<b>133</b>	<b>\$12,765</b>	<b>\$20,997</b>	<b>\$103,140</b>	<b>\$136,901</b>	<b>62</b>

The purchaser of LBS B1 25, erroneously wrote the check for \$9.90 less than was owed. Carrie asked the board if it could be written off or if we need to collect it.

A motion was made to write off the \$9.90 owed by purchaser of LBS B1 25.

M/S/C Carrie Webb/Hugh Fenner/Unanimous

Motion was made to approve July's Financial.

M/S/C Carrie Webb/Hugh Fenner/Unanimous

#### Officers Reports:

##### President – John Buhr

##### Tennis Courts:

We continue in active negotiations regarding the possibility of relocating the tennis courts down to the Rec Center. We will continue to move this project forward, however have some ownership concerns that have been raised, which we want to address. Be advised that until total costs are identified and agreed to the tennis court relocation project may not materialize, however during this timeframe the existing courts are available for your use.

##### Vice-President – Jon Testut

- Nothing to report

## **Trustee Reports:**

### **ACC Liaison** – Jon Testut

**Members Present:** John Niernberger, Chairman, Jon Testut T/A, Jim Haguewood, Kirk Schuenemann, Debby Overstreet, Rhonda Eaves and Sam Reynolds

**Members Absent:** Jeremy Webb

**Call to Order:** 9:05 AM

**Minutes:** July 9, 2018 ACC meeting minutes: Approved

M/S/C Jim Haguewood Debby Overstreet Unanimous

**Guests/Applicants Present:** None

**TA Report:** None

### **Chairman Report:**

John Niernberger met with Property Owner (LBS B1 135) and approved a small 8 x 10 cedar sided shed (no electric or plumbing). A Lost Bridge Village \$25 application fee and \$75 performance deposit were collected. No Benton County permit was required for this project.

John reported that we have not received the requested additional information from Property Owner regarding a new home build at LBS B2 22. Upon receipt of supplemental info, project can be reviewed for approval and application process finalized and fees collected.

John stated that a neighbor on Dogwood was replacing some deck boards/supports. No permit needed.

John was notified by property owner that a dumpster will be placed at LBS B1 91-92.

### **Discussion Items:**

**Building Extension Issuance/Additional Surcharges/Violation Penalties:** The Committee was asked to bring suggestions to September's meeting for changes in the building permit application check list to allow for surcharges to building extensions and failure to comply.

M/S/C Debby Overstreet Kirk Schuenemann Unanimous

**Member Reports:** Spreadsheet review of the active building projects.

**New Business:** None

**Old Business:** None

### **Airstrip** – Jon Testut, TA

- Expect John B to enroll and acquire certification to use more potent chemical in the spraying of weeds on the airstrip.
- According to Ronnie, this certification will allow for the borrowing of spray equipment from MFA
- 40-gal 3-point hitch, bulk chemical sprayer for spraying the airstrip, and other roadside applications as well as the Community Building, was put on hold in light of the MFA option Cost \$300
- Preparations for Fly-In (Sat Sept 8<sup>th</sup>) underway – Steve Bray will be setting up a day early.

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

Tamy reported with all the downpours we have had, there has been no leaks in the basement except by the door/ceiling. Ben is planning to caulk that area and hopefully we will be leak free.

The bench donated by Lake Country Realty has been ordered.

### **Covenant Compliance & Review**

**Phil Williamson, TA – LBV**

Nothing new to report

Ronnie McClellan, TA – PMR

- No report turned in

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

Legal

Nothing new to report

Insurance

Nothing new to report

**Library** – Mary Gray, TA

- No report turned in by Librarian

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

The stool has been fixed in the men's restroom at the rec center. Fill-In's have been scheduled for Pool Managers.

Cox Leak Detection checked pool for leaks. They found leaks around all the filter intakes. We were charged \$350 (1/2 of what was quoted). The repairs have been set up for after the pool closing. The quote was \$350 to pull out, scrape, re-putty and put back all intakes. Hugh in contact with people that installed to see if they will cover cost of all 5 skimmers.

Received info for bill – didn't charge for the parts just labor. They did fixed leak...New company will winterize the pool after pool has been fixed. Suggest deducting cost of fixing pool...Burton Pools...

**Political** – Carrie Webb, TA

Nothing to report.

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

LBV Property, LBS B1 25, has been sold. Zillow getting good response. The board agreed to let LBV property to be listed on Zillow.

The Property Website had 169 hits last month 637 this month.

**Roads & Maintenance** – John Buhr, TA/Jon Testut, TA/Ronnie McClellan, TA (PMR)

John Buhr, TA (Lead)

PROJECTS:

**Community Building south wall leak:** This project is almost closed out and the leak has been stopped with the installation for a drainage system. The surface landscaping repair/replacement is the final phase and should be completed in July.

**Dogwood water runoff management system:** Based on required general LBV mowing/roadway trimming and repairs this project has not had any dedicated time allocated to continue this important project. Three of the five targeted area on Dogwood have been started but require installation of rip-rap and culvert upstream screening to minimize debris impacting the designed water flow channel. We will schedule time in August.

**White Oak drainage ditch clearing:** This project has been started and about half of this roadways has received attention. The scope of work is to clear the drainage ditch, trim trees and brush, weed eat, clear the water flow path of debris and leaves.

**Benton County:** We continue to have conversations with Benton County for i) repairs on a washed-out area on White Oak, ii) installation of a cross street culvert on Black Oak near the water maintenance

building and iii) replacement of an existing cross street culvert on Black Oak.

**Arkansas State Roadways:** We have contacted the state and put them on notice that the cross-street culvert at Highway 127 and Dogwood (one of our primary LBV entry/exit roads) is clogged and needs to be cleared. Once this is completed there should be a lot of less cross-street debris on the roadway after a rain storm.

**General:**

The primary focus and schedule have been on roadway tree and brush trimming and total LBV mowing, which included roadways and the Community Building and Rec Center.

Jon Testut, TA

- Installed new hydraulic motor and solenoid for truck dump body
- Installed new front and rear tires on Zero turn
- Installed new caster wheel bearings

Ronnie McClellan, TA (PMR)

- No Report turned in

**Security Patrol** – Phil Williamson, TA

Ran an extension cord to neighbor house since did not have electricity. She will be here for a week; P & Judy will check to make sure it doesn't happen again.

**LBV:**

Still have an opening for a Captain in Zone 2.

**PMR:**

- Nothing to Report

**Social** – Mary Gray, TA

Several members of the Social Committee volunteered to help with the July 4<sup>th</sup> celebration. The proceeds from the cake walk & dessert sales totaled \$257 and has been donated to the fireworks fund.

**Tech Support** – Jon Testut, TA

- LBVCA.COM website statistics
- This month 823 last month 3650 ---- Avg 2820
- This year 23386 last year 34629 ----- Avg 28616
- Lostbridgevillage.properties website statistics
- This month 169 last month 637 ----- Avg 148
- This year 1984 last year ----- Avg 888

**Water & Sewer Liaison** – Carrie Webb, TA

Nothing new to report

**Old Business (Status Update):**

- Covenant Change – Tamy - Wrapping it up, should be ready to file in next couple weeks.
- LBV Communications Progress Leadership Team – John Buhr – Tabled until next Month
- Bylaw review and update Leadership Team – John Buhr – Tabled until next Month

**New Business:**

- Revisit Rental Properties at next meeting.
- New Board Member Search – Tamy – 4 Board members going off board. Board needs to actively look for more board members. Time is running short, will need names & bios by November 1<sup>st</sup>.
- Facebook Demo – Carrie Webb – Carrie gave demo of 2 Facebook Pages:
  1. Lost Bridge Village – Association
  2. Lost Bridge Village – Community

Lost Bridge Village – Association: This page is intended to be a resource for our community, a place member can go to find relevant current information pertaining to our association. The current board members will post here following monthly board meetings and periodically through out the month as special events come up or as news bulletins need to go out. This “Official” page is not a place for association members to post. We have a linked “Group” Page which is where members can go to connect and post (Lost Bridge Village – Community).

Lost Bridge Village – Community: This is the “Official” Community Page for Lost Bridge Village. This Group is intended to allow users interactions. The page welcomes community related news, picture taken around our community or community events. This page has restrictions:

- Not intended to be a political or business promoting platform (no business advertising or political related information).
- Friendly community site. No slander, no foul/hate language will be permitted.
- Posts relevant to our community.

All posts are monitored and any posts that fail to follow guidelines will be deleted. The owner of post will be sent a friendly notification to explain decision. If person continues to break the guidelines, they will be banned from page. A list of words has been added to the control page to help with the misuse of the postings.

A motion was made to make the above Facebook pages “OFFICALLY” LBV Facebook Pages. The page will be revisited at next month’s board meeting for any problems.

M/S/C Phil Williamson/Hugh Fenner/Unanimous

A motion was made to adjourn.

M/S/C Phil Williamson/Carrie Webb/Unanimous

**Adjournment at 7:40pm**

**The next Board Meeting will be September 10, 2018.**

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John Buhr, President (absent)

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Jon Testut, Vice President

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Phil Williamson, Secretary/Treasurer

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Mary Gray (absent)

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Ronnie McClellan (absent)

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Carrie Webb

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Hugh Fenner