

Lost Bridge Village Community Association, Inc.  
12477 Lodge Drive, Garfield, AR 72732

**Board of Trustees Minutes, Saturday, March 10, 2018  
Immediately following 47th Annual Meeting**

Trustees Present:      Jon Testut                      Phil Williamson  
                                 John Buhr                              Mary Gray  
                                 Ronnie McClellan                  Ben Hebert

**Visitor(s) in attendance:** None

**Visitor Comments:** None

The meeting was called to order by John Buhr, President, at 4:31pm, immediately following the Annual Meeting. The first item of business was the election of the new president:

**First order of Business: Nominations for and election of new President:**

<b>President:</b>	<b>John Buhr</b>	
Nomination/Carried	Phil Williamson	Unanimous Vote

**Second order of Business:** Nominations for the remaining officers -- Vice President, Secretary and Treasurer:

<b>Vice President:</b>	<b>Jon Testut</b>	
Nomination/Carried	Phil Williamson	Unanimous Vote

<b>Treasurer/Secretary:</b>	<b>Phil Williamson</b>	
Nomination/Carried	Jon Testut	Unanimous Vote

The board agreed to allow John Buhr to contact Sandy Gamble for the recently open board position (she was on ballot and had 2<sup>nd</sup> most votes). If she does not accept, we will look at the write-ins.

**Trustee Assignments** for Board Members *(see separate sheet)*

John discussed assignments of assigned like-type to each person with their knowledge. There was a discussion about each assignment.

Board discussed when they can meet next week about the Posy Mountain issue. The board agreed to Wednesday 14<sup>th</sup> or if possible Monday 19<sup>th</sup> due to some board members being out at 6pm. John Buhr will get back with the property owners and let them know. There was a discussion about Manufactured Homes.

**Oath of Office**

The oath of office form was passed out, read and, signed by each Trustee. This form needs to be changed to allow for a signature at bottom.

**Discussion topics:**

- **Board Meeting Rules** -- Robert's Rules; Attendance; Visitor Comments/Presentations  
These items were briefly discussed.
- **Board Meeting Agendas**

TA Reports are due 1<sup>st</sup> Monday of each month and if you have a New Business Topic, please include on the TA Report. Also need to write up Newsletter article every other month.

- **Communication** – Phone, email, texting  
Tamy will get the contact list out to everyone.
- **Covenants/Bylaws/Duties and Responsibilities** – TA Handbook  
Covenants, Bylaws, Duties and Responsibilities were discussed. TA Handbooks will be given out as soon as all have been returned and redone.
- **Date, time, and place of Board Meetings** (establish per Bylaws)  
2<sup>nd</sup> Saturday in March on an annual basis, next one will be March 9, 2019.

Motion was made to accept February Board Minutes as written.

M/S/C Ben Hebert/John Testut/Unanimous

## Treasurers Report

**Feb 28, 18**

### ASSETS

#### Current Assets

#### Checking/Savings

1000 · CASH IN MONEY MARKET - 0172	109,116.09
1001 · CASH IN CHECKING - 7265	20,651.71
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>20,456.50</u>
Total 1003 · ARVEST CAPITAL IMPROVEMENT 0743	29,522.30
1007 · CASH CONTINGENCY M/M FUND 9016	52,858.85
1010 · BUILDING DEPOSITS	<u>40,675.00</u>
Total Checking/Savings	252,823.95

### February Profit and Loss - Actuals vs. Budget

	Account	February Actuals	February Budget	\$ Diff
Assessment Income	4000	\$20,042	\$28,406	-\$8,364
Donations	4100	\$279	\$0	\$279
Total Income		\$21,447	\$32,121	-\$10,674
Maintenance	7200	\$3,136	\$2,721	\$415
Rec Center	7400	\$6,693	\$6,967	-\$274
General & Admin	7500	\$6,106	\$7,507	-\$1,401
Community Building	7600	\$680	\$982	-\$302
Roads	7700	\$345	\$849	-\$504
Capital Improvements	7900	\$0	\$0	\$0
Total Expenses		\$16,960	\$19,026	-\$2,066

### February Year-to-Date Summary

YTD - February Actuals	YTD - February Budget	\$ Diff	2017 Annual Budget
\$157,042	\$166,262	-\$9,220	\$198,641
\$710	\$0	\$710	\$5,200
\$159,435	\$170,794	\$11,359	\$216,866
\$6,291	\$5,437	\$854	\$55,354
\$6,945	\$7,180	-\$235	\$33,775
\$10,361	\$14,652	-\$4,292	\$93,640
\$1,306	\$1,960	-\$654	\$11,780
\$1,528	\$2,694	-\$1,166	\$18,317
\$0	\$0	\$0	\$0
\$26,431	\$31,923	-\$5,492	\$212,866

**Income:**

Assessment income and total income did not meet expectations.  
A total of 261 past due assessment fee invoices were mailed at the end of February.

**Expenses:**

Overall expenses were below the total budget for February  
Accounts over budget - interesting note:  
7223-A Maint Equip - \$569 (Wheelers/O'reilly/Lowes  
7250 Miscellaneous Work \$1,258 (continues to overrun)  
7251-B LBV Snowplowing \$416  
7511-A PayPal \$115 (budget \$1,000 for the year)  
7531 Insurance \$1,237 (will overrun by \$150 per month as discussed in the Feb mtg)  
7757 Ditch & Culvert \$525  
Electricity was overbudget in each account for the month (cold Feb)

Motion was made to accept February 2018 financial reports minutes as written.

M/S/C Ben Hebert/John Testut/Unanimous

**Officers Reports:**

**President – John Buhr**

- No Report

**Vice-President – Jon Testut**

- Nothing to report

**Trustee Reports:**

- **ACC Liaison – Jon Testut - March 5, 2018 - ACC Meeting Minutes**

**Members Present:** John Niernberger, Chairman, Jon Testut T/A, Sam Reynolds, and Hugh Fenner

**Members Absent:** Debbie Overstreet, Rich Brundage. Tom Pedano and Jim Haguewood

**Call to Order:** 9:15 AM

**Minutes:** February 5, 2018, meeting minutes: Tabled until April meeting due to lack of quorum.

**Guests Present:** Ivan Demyanov and Paul Ahart

- PMR U11 501N, 502 & 503 - Site Prep on PMR U11 501N, 502 & 503 (for future new house build). Property owner paid site prep fee for future build. Property owner understands he is to only clear under-brush/trees (less than 4”).
- CCA B2 24 – Miscellaneous repairs  
Property owner had questions regarding deck repair, chimney cap/flashing and dog run. Property owner will return to start the application process when he is ready to begin projects.

**TA Report:** None

**Chairman Report:** None

**Discussion Items:**

Building Extension Issuance: Briefly discussed charging a fee for a permit extension. Tabled until have a quorum.

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

**New Business:** Property across from pool – two story deck rebuild in progress and no permit was issued. John will discuss at April meeting.

**Old Business:**

Manufactured Homes: discussion was tabled until next month.

**Meeting adjourned**

Next meeting will be: April 2, 2018, at 9:00 AM

- **Airstrip** – Jon Testut, TA

Nothing to report

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

The basement was painted on February 22. A special thank you to David Dill, Mike Gray, John & Janet Buhr for volunteering their time. And thanks to Ben Hebert & Chuck Harris for their hard work ensuring the painting was completed in a timely manner. Plans are being made on repainting the interior paint for the remainder of the building. The hot water tank is now working in both restrooms. Spring Cleanup is scheduled for April 14, 2018.

- **Covenant Compliance & Review** – Phil Williamson, TA – LBV

Reached out to Benton County Health / Environmental services to address build-up of trash and garbage on a residence on Cedar Dr.

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

**Legal**

Engaged LBV's attorney to address a concern with illegal burning by a resident. The resident has complied with our request to cease this action.

**Insurance**

Insurance changeover was completed in February resulting in an annual savings of \$2,200 with increased coverage.

- **Political** – Ben Hebert, TA

Nothing to report

- **Property & Marketing** – Ben Hebert, TA

Nothing to report

- **Roads & Maintenance** –

- John Buhr, TA (Lead)

**Roads and Maintenance**

- We had one winter weather event whereby sanding and salt was spread on Lost Bridge Village roadways. No snow but there was ice. Roadways were open, and travel was unimpacted.
- Based on weather forecasts we took the spreader out of the truck, which gives us a lot of truck use flexibility. The spreader is staged and should a winter event materialize it can be quickly reinstalled and be ready for use. We have sufficient sand and salt remaining.
- We have been organizing the shop and getting ready for spring.
- Work was completed at the Community Building getting ready for the March 2018 Annual Meeting.
- During this last heavy rain event we drove to the Dogwood cross street culverts and the water management work completed was working as designed. There was

minimal water running over the street and both cross street culverts were working as designed. We will continue working this program along Dogwood.

- Jon Testut, TA
- Listed old Bush Hog Rotary Cutter on Craig's list for \$350.
- Received several legitimate inquires with only one appointment to show.

- **Security Patrol** – Phil Williamson, TA

Nothing new to report

- **Social** – Mary Gray, TA

Our next social is the annual Italian Dinner scheduled on April 7, 2018. Details will follow at a later date.

- **Tech Support** – Jon Testut, TA
  - Two lobby computers operational
  - Purchased new Key Code Computer. Loaded WIN 10, software and database
  - Attempting more efficient relocation of new copier within office area.

- **Water & Sewer Liaison** – Ben Hebert, TA

Nothing to report

**Old Business (*Status Update*):**

- Covenant Change - Phil, Mary, and Jon will read over the rest of the covenants to check for typos and get back with Tamy.
- Rental Property Leadership Team update – Ben Hebert – on back burner

A motion was made to adjourn.

M/S/C            Phil Williamson/Ben Hebert/Unanimous

Adjournment at 5:28pm

The next Board Meeting will be April 9, 2018.

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John Buhr, President

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Jon Testut, Vice President

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Phil Williamson, Secretary/Treasurer

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Mary Gray

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Ben Hebert (resigned)

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Ronnie McClellan

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(OPEN)