

**LOST BRIDGE VILLAGE COMMUNITY ASSOCIATION, INC.**  
**12477 Lodge Drive, Garfield, AR 72732**  
**Board of Trustees Regular Meeting**  
**February 9, 2015 6:00 P.M.**

**Trustees Present:** Debby Maule Steve Bray  
Pete Sams Jon Testut  
Randy Haley Ellen Rinard

**Trustees Absent:** David Hudiburgh

The Meeting was called to order by President Debby Maule at 6:00 p.m.

**Visitor(s) in attendance:** Melvin Schoonover, Charles King

**The Minutes of January 12, 2015 were approved as written.**

M/S/C Steve Bray Randy Haley Unanimous

**FINANCIALS, Ellen Rinard, Treasurer:**

Ellen reported that total cash on hand in all accounts, as of January 31<sup>st</sup>, was \$104,566.45. Assessment income of \$60,648.82 came in during January, we've received \$1,334.50 in donations during the month, and our expenditures were \$6,995.72. Our largest expenditures in January, excluding payroll, were: \$441.01 for electricity (heat and lights) for the Community Building (December bill paid in January), 12-month renewal of Airstrip insurance binder of \$1,563.00, and \$688.74 for Lake Bum Services (contract and hourly wages). Overall, our expenses are under control, helped by a mild winter so far.

Ellen suggests that going forward whoever holds the position of Treasurer should look at each month's financials to be sure the Village is on track with expenses and income to avoid a budget crunch in the last quarter of the year.

There was some discussion regarding donations and the 4100 line item account. The Board determined it would be helpful to have, in addition to the current income tracking chart provided by Marty Sauers, an Excel worksheet for tracking specifically donations by type, (i.e., "Unspecified", "Library", "Community Building", etc.) for review each month. There was additional discussion on how to spend and when to spend donation money, and how to determine what could be held as a long-term donation, i.e., donations to be applied to a Rec Center/Pool rebuild/renovation. It was determined that donations for the Library could be spent as soon as they're deposited. For long-term donations Marty will check with Tim Bunch, consulting CPA for the Village, for how best to track them.

Jon Testut then asked a question: Does the Board have the ability to revise the Budget at a later date, to, for example, re-allocate money from one account to another? The answer was "yes", but this would not apply to donations – donations need to be spent as allocated by the donor.

Motion was made to approve the Treasurer's report:

M/S/C Steve Bray Randy Haley Unanimous

## **OFFICER REPORTS:**

**President, Debby Maule** – Nothing to report.

**Vice President, Jon Testut** – Regarding the issue of garbage dumping in PMR and along the E Airport switchback, all sites have been cleaned up by Benton County. (Signage is still to be completed by the county.) Specifically,

- Daisy Circle (PMR): Officer Higgins and other staff cleaned up the debris there on Monday, December 15<sup>th</sup>, and the case has been closed.
- Calico Drive (PMR): Office Higgins is currently working on this case. The property was in foreclosure (by the State) and it may take some time to get it cleaned up.
- Huckleberry Circle and Hawthorne Lane (PMR): these will be investigated in the next few days.
- East Airport Drive: A complaint was lodged with our office on Monday, December 15<sup>th</sup>. Officer Higgins will investigate.
- Benton County comments: When an LBVCA property owner sees dumping happening on their property or in their area they should contact Benton County directly to report the occurrence. If a property owner has “posted” their property, they can call the county Sheriff’s office to report the illegal dumping. If the property is not “posted”, the property owners will need to clean it up unless the County can find evidence indicating who did the dumping so that the County can have the perpetrator clean it up. If the County cannot find evidence then the County can pick up large items that are in the county right-of-way. The County will contact the property owner(s) about any dumpsites on their property and work with them to get it cleaned up.

## **TA Reports:**

**ACC, Jon Testut, TA** – (See “New Business”, below.)

**Airstrip, Steve Bray, TA** – (See “New Business”, below.)

**Community Building, David Hudiburgh, TAs** – In David’s absence, Jon Testut reported that he replaced burned out bulbs in the exterior light fixtures and one in the Library. Jon is also still working with Josh Doss regarding replacing the existing exterior light timer with a better one (one less susceptible to power surges, brownouts and outages).

**Covenant Review, David Hudiburgh and Randy Haley, TAs** – Regarding some dirt roads in Posy Mountain Ranch, Randy reported he has had discussions with fellow PMR property owner, Ken Buchheit about the possibility of having Benton County come out to remove existing “muddy dirt” (from specific roads) and bring in red dirt from nearby China Hollow as China Hollow was a quarry at one time and could perhaps be excavated to provide material for improving PMR roads. Randy will coordinate with Grady Allen of Lake Bum Services as Grady has been appointed as the Village contact with Benton County.

**Legal & Insurance, David Hudiburgh, TA** – In David’s absence Marty Sauers reported that the airstrip insurance has been renewed for another 12 months, and a binder add-on has been paid for the new Maintenance Building; coverage on the old maintenance building will be dropped once the equipment has been moved out of it.

**Library, Jon Testut, TA** – Jon reported that in February six volunteers will assist with the annual book inventory and reorganization of the shelves, and that the Library’s inventory of best sellers and first-run selections continues to meet the needs and desires of the LBVCA community.

**Parks & Recreation, Steve Bray and Pete Sams, TAs** – Pete reported that Hawg Wild’s pyro techniques (fireworks) training class was rescheduled (from January) to Saturday, February 28<sup>th</sup>, and that Pete met with the pyro instructor to view the shooting site for the training. The instructor will send us the required Certificate of Insurance (and a copy of her shooter’s license) for the 20 minutes of shoot training on the 28<sup>th</sup>. Pete will file for the \$25 fireworks permit with the State, and will obtain approval from the NEBCO fire station chief. The instructor also looked over the shooting site for the 4<sup>th</sup> of July Fireworks display and concluded that in order to continue using the existing site dock owners in the Shady Rock Lane area will need to be advised to evacuate their docks for the shoot in order for the shooter(s) to use 6” shells.

The Board determined it was allowable for Board members to attend the pyro training at Village expense (\$50 per person); Steve Bray and Pete plan to attend. Village Members may attend at their own expense. It is an all day training program, with lunch provided by Hawg Wild Fireworks (included in the \$50 fee).

Pete suggests that the April LBVCA newsletter include promotion of both the Fireworks Display and sponsorship by Lost Bridge Marina and by Starkey Marina, as well as ask for donations. Pete also reported that arrangements will need to be made for a sound system and an “emcee” for verbal promotion of our fireworks sponsors during the fireworks, understanding that the Village may need to rent sound equipment for this purpose.

Debby Maule said the social committee would like to continue the tradition of having Ted Tidwell’s “Second Wind Band” play for the ice cream social just prior to the fireworks display, and would also like to have Ted’s band play for the annual “Fly In” in September. The Board concurred.

**Political, all Trustees** – Jon reported that the Benton County Clean Up will take place on Saturday, April 18<sup>th</sup>.

**Roads and Maintenance, Jon Testut, Pete Sams and Debby Maule, TAs** – Jon reported the following items: for the recent mild snow event (in January) the Lake Bum crew did some sanding to improve road conditions; the new Maintenance Building floor has been sealed and is curing; Jon and Grady are working with Benton County and LBV Water & Sewer to repair road cuts on Gainer and Black Oak so the cuts don’t create a problem for snow plowing; the redesign/reuse of the old maintenance building has been put on hold; grass mowing equipment is being put in shape by Lake Bum’s crew; and, Grady and his crew will do an inventory of all equipment when/as they move it to the new Maintenance Building. (Marty will need this information for updating the Village Depreciation Schedule.)

**Security Patrol, Ellen Rinard, TA** – Ellen reported that the security patrol information is now posted on the lbvca.com website, however, we are still in need of a zone captain for the Cedar Forest area. Jon Testut suggested she might approach John Wilson, a resident in that area, for that responsibility.

**Social, Debby Maule, TA** – Debby reported that she met with committee members Ellen Rinard and Arlene Darick to discuss potential socials. She reported that the Lost Bridge Book Club, of which Arlene is a member, will host an “English Tea” on April 4<sup>th</sup>, from 4pm to 6pm, as a fundraiser for the LBVCA Library. \$5.00 per person will include tea or coffee, and a slice of pie or a scone. Whole pies will be available for purchase. Donna Smith and Frances Wagner, both of whom have lived in Bermuda, will be on hand to discuss the tradition of an English Tea. Guests may drop in at any time between 4 and 6.

Debby also reported that the “Italian Dinner” event, typically held in May, will most likely not be happening. There will, however, be a second annual “Summer Kick Off” social at the Rec Center & Pool, scheduled for June 6<sup>th</sup>, similar to last year’s event. Debby will contact John Rainone about once again providing music (with Don Kotouc, Mike Gray, and Ray Millon).

**Tech Support, Jon Testut and Steve Bray, TAs** – Nothing to report.

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

## **OLD BUSINESS:**

- New Maintenance Building: (See “Roads & Maintenance” TA report, above.)
- Top 5 Covenant Violators: In David Hudiburgh’s absence, Debby reported that once she has full details on the top 5 violators she would pass the information along to Joanne McCracken (attorney) for legal action. She also reported she had learned from Joanne that if there’s a mortgage holder on the property, the mortgage holder is often willing to get involved to get action since they have a vested interest in said property. Marty will give Debby the list/details she needs. Debby suggested that the next LBVCA newsletter include a note that “...legal action is in progress on Covenant violations”. Jon Testut reported that there recently have been a couple other covenant violations related to illegal cutting of trees, specifically on the Hein property on Lake Ridge Place and the Hollis property on Dogwood & Elm. He will investigate.
- NEBCO FIRE-EMS Annual Chili Cook-Off sponsorship: Debby reported that the team of Gary Hearron & George Naidl has been submitted to NEBCO as being sponsored by LBVCA. The date for the event is February 21<sup>st</sup>.
- ACC response to Project Fees and Performance Deposits revision: Based on feedback from the last Board meeting, the ACC revised their suggested schedule of “Building Project Application Fees and Performance Deposits”, which Jon submitted to the Board for review and approval. He explained the Building Project Fees have been eliminated, the Building Project Application Fees have been modified and condensed to reflect three classes of project, and the Performance Deposit fees have been modified as well, per the Board’s request. Motion was made to approve the revised fee schedule:

M/S/C

Steve Bray

Pete Sams

Unanimous

## **NEW BUSINESS**

- Approval to clear fallen tree debris from LBV-owned lot: Melvin Schoonover was recognized. He stated he simply wished to clean up fallen debris from MOU S4 127, which is adjacent to his property. Steve Bray volunteered that he’d be willing to cut it for firewood and haul it away if Melvin would allow him to drive his truck across Melvin’s property in order to access Lot 127. Melvin agreed. Motion was made to allow the clearing of fallen tree debris from MOU S4 127:

M/S/C

Randy Haley

Pete Sams

Jon Testut posed discussion on this topic before concluding the vote. Specifically, that debris from this clean up can be put in the burn pile area (that is, debris that is not intended for personal burning) as the Benton County chipper will soon be coming out in to clean up the remaining tree and leaf debris at the former burn pile site. This allowance is only for this one project. The Board was in agreement, and the vote for this project was: Unanimous.

- New home construction square foot minimum variance: It was determined that although Article X of the LBVCA Covenants states that exceptionally small lots may be granted a minimum square foot variance, in this circumstance (of a potential future property owner asking about the feasibility of building an 800- square-foot home with a 2-car attached garage on a Posy Mountain Ranch lot) the Board determined it could not grant the variance, regardless of the current trend for “tiny houses”.
- Parking Privileges at the Airstrip: Steve reported that a new part-time resident, Dave Kittle, has raised the issue of pilot/passenger automobile parking at the airstrip. There currently is no policy in place to address this issue. After some discussion, it was determined that short-term (e.g., 48-hour overnight) parking could be allowed at the south end of the airstrip only, but that long-term parking (of a week or longer) could present an inconvenience to the Roads & Maintenance crew as well as a legal and/or insurance liability. Steve will respond to Mr. Kittle.

Before adjourning, Debby reported that the Board would have a working session for preparation of the slide show presentation for the Annual Meeting on March 14<sup>th</sup>. She will contact each Board member to arrange a date compatible for all.

**Motion to adjourn meeting: 8:48 PM.**

M/S/C                  Ellen Rinard                  Randy Haley                  Unanimous

The next Board Meeting will be March 14, 2015 immediately following the Annual Meeting.

Respectfully submitted by Marty Sauers, Office Administrator.

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Debby Maule, President

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Steve Bray, Secretary

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Ellen Rinard, Treasurer

\_\_\_\_\_  
David Hudiburgh (absent)

\_\_\_\_\_  
Pete Sams

\_\_\_\_\_  
Jon Testut, Vice President

\_\_\_\_\_  
Randy Haley