

Lost Bridge Village Community Association, Inc.

Board Meeting Minutes

September 9, 2019 @ 6:00pm

Call to Order of Regular Meeting by President Jon Testut @ pm

Trustees Present: Jon Testut, President Mary Gray
 Wayne Gunnels Kirk Schuenemann
 Hugh Fenner

Trustees Absent: Russ Lamer

Approval of Agenda

Agenda approved.

M/S/C Hugh Fenner/Wayne Gunnels/Unanimous

Recognition of Members, Visitors, & Comments

Member Present: Steve Bray, Dennis Jones, Trey Weaver, Amanda Weaver and Tom Williams.

Steve Bray: Following up on Airstrip Insurance. Did counsel have an answer?

Wayne Gunnels – Counsel stated that it is a private airstrip; people fly in and out on their own ability. We have insurance coverage under our airstrip policy.

Steve Bray: I am referring to the statute of indemnification for private airstrips. I brought this up several years ago when it was voted into law. The statute holds harmless owners of private airstrips who allow public recreational use. The village would not need to buy liability insurance for the airport. When I was on the board, I wrote the portal amenities policy that was voted in at that time.

- Discussion of airstrip being private vs public.

Steve Bray: Wanted to address the lack of participation (of aircrafts) at the Fly-In. Is the board addressing it or has it addressed it? I feel it wasn't publicized. In the past, flyers have been distributed to various airports, groups and businesses in the area. I don't think that was done this year. I feel this was a full and complete embarrassment to the village.

- Discussion about Fly-In. It was not publicized as in the past. It was suggested that a committee comprised of pilots be formed to help or do the Fly-In. We really need pilots involved.

Dennis Jones: Wanted to come and talk about Tennis Courts and the status. I have reviewed the resurfacing quotes. Gil Jara from Kansas City said what he would do would be to open up all the expansion cracks, heat fill with patch finder and cement then level out. He would then double seal and grind down anything that needed to be grounded down. He would do this for approximately \$4,500. He would then do the resurfacing. We would get a portable net for pickle ball (nets are 6" shorter). The work would be guarantee for 5 years. I spoke to him today and he said it would cost around \$26,000. I talked into \$20,000. The only other cost would be a couple of portable pickle ball nets that are \$150 each. We would also need a squeegee that cost couple hundred dollars.

- Discussion about Tennis Courts. Hugh said we needed to do a French drain before we do anything due to the natural spring by the courts. So, for \$20,500, we could do this? Dennis said yes and it would buy us 5 years. There is no easement for the Tennis Courts. Counsel suggested we secure an easement before we put any monies into the court. Jon Testut reported that he and Hugh have a meeting tomorrow morning with the Lodge about the easement. We already have \$10,000 set aside; we could comfortably go to \$20,000. Dennis said there really needs to be a lock system on the court like they use to have. Part of all of this would include a French drain. The tennis court was tabled.

Amanda Weaver: Wanted to voice their opinion about wanting a different person at the pool next year. The board will take this under advisement for next year.

Comments Approval/Discussion of August 5, 2019 Executive Board Minutes

Motion was made to approve August 5, 2019 Board Minutes
M/S/C Wayne Gunnels/Mary Gray/Unanimous

Comments Approval/Discussion of August 5, 2019 Board Minutes

Motion was made to approve August 5, 2019 Board Minutes
M/S/C Wayne Gunnels/Kirk Schuenemann/Unanimous

Treasurers Report – August 2019

Checking/Savings

1000 · CASH IN MONEY MARKET - 0172	58,193.22
1001 · CASH IN CHECKING - 7265	30,040.20
1003 · ARVEST CAPITAL IMPROVEMENT 0743	
1003-A · AIRSTRIP IMPROVEMENTS	1,096.80
1003-B · COMM BLDG IMPROVEMENTS	2,250.00
1003-C · VILLAGE HALL IMPROVEMENTS	1,707.56
1003-D · REC CENTER IMPROVEMENTS	13,195.93
1003-E · LIBRARY IMPROVEMENTS	350.87
1003-F · TENNIS COURT	10,000.00
1003 · ARVEST CAPITAL IMPROVEMENT 0743 - Other	20,583.51
Total 1003 · ARVEST CAPITAL IMPROVEMENT 0743	49,184.67
1007 · CASH CONTINGENCY M/M FUND 9016	77,257.86
1010 · BUILDING DEPOSITS	38,225.00
1120 · POOL - Petty Cash	50.00
Total Checking/Savings	252,950.95

August Profit and Loss - Actuals vs. Budget

	Account	August Actuals	August Budget	\$ Diff
Assessment Income	4000	\$1,075	\$3,400	-\$2,325
Late Fees Collected	4090	\$0	\$220	-\$220
Donations		\$0	\$180	-\$180
Total Income		\$2,013	\$4,417	-\$2,405
Maintenance	7200	\$4,337	\$5,528	-\$1,191
Rec Center	7400	\$5,077	\$4,862	\$216
General & Admin	7500	\$5,094	\$5,510	-\$416
Community Building	7600	\$428	\$1,020	-\$592
Roads	7700	\$191	\$1,776	-\$1,585
Capital Improvements	7900	\$0	\$0	\$0
Total Expenses		\$15,127	\$18,696	-\$3,569

August Year-to-Date Summary

YTD - August Actuals	YTD - August Budget	\$ Diff	2019 Annual Budget
\$190,340	\$195,400	-\$5,060	\$200,000
\$3,515	\$4,190	-\$675	\$5,000
\$10,354	\$4,200	\$6,154	\$8,200
\$211,191	\$213,625	-\$2,434	\$221,050
\$31,062	\$36,940	-\$5,878	\$57,824
\$26,767	\$29,650	-\$2,882	\$32,775
\$51,057	\$62,877	-\$11,819	\$97,255
\$5,507	\$8,158	-\$2,651	\$12,230
\$4,939	\$11,878	-\$6,939	\$15,374
\$4,888	\$5,400	-\$512	\$5,400
\$124,221	\$154,902	-\$30,681	\$221,049

Income:

- ~ Assessment income was below budget for August (-31%). YTD assessment income is 97% to budget thru August
- ~ Income from the pool (soda/ice cream sales, fees) exceeded the budget
- ~ Total August income was short of budget by -\$2.4k. YTD income is -\$1.4k behind budget for the year (99.3%)

Expenses:**7200 MAINTENANCE**

- ~ Total LBV Maintenance in Aug was below budget by -22% and trending below budget by -28% for the year
- ~ LBV Mowing , Misc Work, and Day Labor were the drove the budget savings in August

7400 RECREATION CENTER

- ~ Recreation Center was slightly over budget for August, but is trending -11% for the year

7500 GENERAL AND ADMINISTRATION

- ~ Total Gen/Admin was below budget by -7% for August and is trending below budget by -18% for the year
- ~ Unused Legal/Recording expense budgeted for August was the primary factor for making the Aug budget

7600 LBVCA COMMUNITY BUILDING

- ~ Total Community Building was below budget by -58% in Aug, driven by lower maintenance & repair costs vs budget
- ~ Savings From May-Augugust has put the total Community Building below budget for the year (-32% through Aug)

7700 ROADS

- ~ Total Roads was below budget by -19% in July and is trending -58% for the year

Motion was made to approve August's Financials.

M/S/C

Mary Gray/Kirk Schuenemann/Unanimous

Officers Reports:**President – Jon Testut**

I wanted to thank you all for your efforts for the Fly-In. I think it went well even though we didn't have any planes. The lawn mower for the raffle cost us \$380. We got \$245 for the raffle. I called Mike Fair, the winner of the raffle and he told me he wanted to make up the difference and make a donation. He will make it, so we don't loose any money on it. Jon will be sending out thank you cards to all the people who helped. It was suggested we get a freezer or used refrigerator at the Maint Building so we don't have to haul around the freezers anymore. Ryan did a lot of great work.

Personal Vehicle for Work: Ryan used his personal vehicle while the work truck was down. We need to reimburse him for his use to haul trailers, etc. The board would prefer him to not use his personal vehicle at all.

A motion was made to reimburse Ryan \$25 per day when the work truck was down 3 days.

M/S/C

Wayne Gunnels/Kirk Schuenemann/Unanimous

Usage of Water at the Tennis Courts: The water usage last month was 4,260gal. The board thought the water had been shut off. Jon checked the meter and said it is not moving so doesn't understand how we could have used that much. Jon will talk to Edith at Water Department about it.

Usage of Water at Rec Center: The bill was about \$173 higher than the prior month. Tamy will send out how many gallons was used last month to the board members. Hugh said he purchased repair kits for both restrooms. Ryan is going to replace them when he gets time. Hopefully this will help.

Vice-President – Open**Trustee Reports:**

ACC Liaison – Jon Testut, TA

September 9, 2019 ACC Meeting – 9am

Members Present: John Niernberger, Chairman, Jon Testut T/A, Sam Reynolds, Terry Brock, Jim Haguewood, Dottie Elbert and Jeramy Webb

Members Absent: Rhonda Eaves

Applicants: None

September 9, 2019 Board Minutes

TA Report

- *Jon reported on the below proposed changes to the ACC Building Standards and Practices (BS&P).
Pages 15 & 16 – Remove past and present ACC member’s names – Ok’d
Page 10 - Posy Mountain Ranch section (Rewording). There were two votes taken.
Change Paragraph Heading to Class “C” Properties - 1 vote for
Leave Paragraph as Is - M/S/C Sam Reynolds Dottie Elbert Carried/4 votes for
Page 9 – Occupancy Permit - A motion was made to change subject paragraph to read as follows: When the Certificate of Occupancy (CO) is issued by a Benton County Building Inspector and final approval is then obtained from the ACC, the property owner may then apply to the ACC for a refund of the performance deposit.
M/S/C Terry Brock Jim Haguewood Unanimous*

Chairman Report: John fielded several building inquiries (i.e. deck addition and a new home build. Prospective applicants were told to bring plans to the Architectural Control Committee for review. There was also an inquiry for a metal shop/home that is not allowed as per our BS&P.

Discussion Items: None

New Business: None

Old Business: Covenant Violation at 11486 Cedar Dr – Jon advised that this still needs to be followed up on. Jon was asked to bring it to the attention of the Board once again.

Next meeting will be Monday, October 7, 2019, at 9 AM

Airstrip – Jon Testut, TA

- Weeds sprayed
- Preparations made for Fly In including a/p tree limbs trimming.

Community Building – Mary Gray, TA

- Nothing to Report

Covenant Compliance & Review

Kirk Schuenemann, TA – LBV

- Nothing to Report

OPEN, TA – PMR

Legal and Insurance – Wayne Gunnels, TA

AUGUST:

Legal

- Talked to counsel about the sign and age to allow in pool unsupervised. He said 18 is a good place to stay but is up to us to decide what age. There was a board discussion about what age to allow.

A motion was made to change the age to 16 (allow unsupervised into pool).

M/S/C Hugh Fenner/Wayne Gunnels/Unanimous

Insurance

- Nothing to Report

Library – Mary Gray, TA

AUGUST:

Librarian, Pat Testut reports: The Library has received several boxes of donated children’s books some of which I will catalog to add to our collection and some of which I will add to our Little Free Library. The Little Free Library was successful this summer as the need to replenish the books was on going. I have sent out second notices to a few residents who did not respond to my first letter, in addition to

several new overdue letters. I have had several requests for specific books and where possible I have purchased them.

Parks and Recreation – Hugh Fenner, TA

Roof in Kitchen at Rec Center leaks. Hugh called 4 places for a bid. Only 2 came out and gave an estimate. He handed out the 2 estimates. The bids were \$9,200 and \$8,500. Questions were asked about the bids and answered by Hugh. We still have insurance monies from several years ago.

A motion was made to accept the \$8,500 bid from Rick Raines.

M/S/C Hugh Fenner/Mary Gray/Unanimous

We have a problem with seams down at the pool. According to Lance at Burton Pools, the glue that they used on the seams is coming out. It looks like the warranty we have will take care of the problem. Lance at Burton Pools is sending a man out and will contact the contractor who did the job to see if we can get it taken care of.

The skimmer not working. I took it to Burton Pools, and they are going to let me know how much it will cost to fix it or if it is fixable.

Property & Marketing – Open

Web Design – Open, TA

Election – Open, TA

Roads & Maintenance – Jon Testut, TA (LBV)/Kirk Schuenemann, TA (PMR)

Jon Testut, TA (LBV)

- Tractor extended service contract fluids test passed. Contract to be paid off in 4 installments plus tax
- Tractor to be displayed at Fly-In
- New brush pile in Deerwood. Common property; no ACC
- Large rip-rap rock at MX removed
- Truck power steering repaired (twice); other repairs delayed
- Winter sand delivered to MX plaza
- Dumpster at MX to replace trash pickups

Kirk Schuenemann, TA (PMR)

- Nothing to Report

Security Patrol – OPEN, TA

- The basement door of the community building was found unsecured overnight, nothing appeared disturbed or missing.
- Vehicles were burglarized in the area of Whitney Mountain Lodge; the Sheriff's Department continues with its investigation.
- The body of a missing Kansas woman was found below Whitney Mountain Lodge. The case was cleared with the death of the offender.
- Jon reported we have room for another camera. Suggested an outdoor one. The Sheriff always asks if we have an outdoor one when something happens up here. Also maybe move the cameras so they are not facing windows. It is hard to see who the person is when it is facing towards the window. Jon will check to see if they can be moved. Also, will check on an outdoor camera cost.

LBV: *Still have an opening for a Captain in Zone 2.*

Social – Mary Gray, TA

Plans are being made to schedule socials for the remainder of the year.

Tech Support – Jon Testut, TA

- Community Room security camera being repaired.
- Evaluation of signal strength and phone features in anticipation of wireless phone system installation.
- Carrie to maintain website temporarily.

Old Business (Status Update):

- Tennis Court Update – Hugh Fenner (see Visitors Comments)
 - Easement for Tennis Court
- Beautification Projects – Jon Testut – *From Carrie: The sign cabinet... I found mine crushed under a pallet in storage. It went to recycling Monday. I'm not sure where Kirk is on his end. Another option would be a brushed aluminum sign panel with the name and logo printed on it and we could frame it in cedar. Just a thought and not horrible expensive. I'm thinking \$300-500 ballpark without actually costing it.* Jon got a quote for \$1,750 for both signs. He has the Lodge and the Church sharing the cost so that will be \$600 to each of us to replace the entrance sign and the sign in front of the Community Building. Jon said the signs will be the same rustic looking as what we have. The board would like to see something a little more updated. – *Tabled*
- Buildings/Garages with utilities as Improved Lots - *Tabled*
- Rental Surcharge – Jon Testut - *Tabled*
- Office Deck Repairs (Quotes) – Mary Gray – Carrie gave us the bid from Mark Patterson for \$8,850. We have 2 options: we can leave it like it is or to shorten it and butt it out, so you have room for a small table or something. Another contractors name came up from a recommendation from David Ortman who just had his deck redone. JR Cunningham, J&P Decking from Springdale. Jon will call him to get one more quote to make sure we are on the right track.
- Tractor Warranty (outcome of test) – Jon Testut – (See Roads & Maintenance)
- Key Codes Changes Update – Jon Testut - Does the board care if Carrie helps us with things like this and updating the Website? The board is ok with this.
- Telephones – Jon Testut – Has proposal to change phones/internet to Verizon. The fax number will be through the internet. There is an option for One Talk Solution which basically will eliminate Tamy from answering the phone. When it rings, there will be a menu and the phone call will be sent to the appropriate choice. The choices will be for the TA's responsible for that area, i.e. if they call with a question about the pool, it would direct it to Hugh or if it is a financial question, it would direct it to Wayne. Wayne asked about the data usage because usually wireless you pay by the gig. If we exceed the usage, what fees are applied? Jon said we had 5 gigs with unlimited 4 gig. This would also include the rec center. Mary felt the phones being transferred would cause problems. It would be good but will probably cause problems. Board Members are not on call 24 hrs. If the TA is out of country or can't call them back, you are going to have some mad people. Jon said it was a separate software program, we don't have to take the option. A tech has come out and tested it up here and down at the Rec Center. Wayne asked if we are able to test Verizon? Jon said yes, 30 days. Jon said he will talk to Verizon to see if we can do a test for 30 days without any expense and still leave our connection with CenturyLink. We can come back next month and report so we can make a decision on it.
- Dehumidifier – Jon Testut – it has been ordered.
- 2 yd Dumpster – Jon Testut – The dumpsters will come with a chain and lock. We will keep it down at the Maintenance Plaza. There was a discussion about the cost. Right now, we pay

\$98.17 per qtr and will drop down to \$77.40 per qtr after the pool is closed. The dumpster will be \$90 a month to pick up every week and \$80 to pick up every 2 weeks. Jon is going to do some more checking - *Tabled*

New Business:

- Upgrade/Replace Main Computer – Jon Testut – We need to upgrade computer on Tamy’s desk. We are getting error in QuickBooks. Steve Bray said QB has upgraded their security and requires reconfiguration of our operating system. The board felt it was a software problem not a hardware problem. We are running windows 10. Wayne said there is \$750 in the budget for hardware and we are over budget thru August on Software. Jon estimates \$950 for the hardware. Kirk felt that QB’s should have a patch for it. Jon will do some more checking and get back with the board.

A motion was made to adjourn

M/S/C Kirk Schuenemann/Mary Gray/Unanimous

Adjournment at 8:28 pm

The next Board Meeting will be October 14, 2019 @ 6pm.

Jon Testut, President

Russ Lamer

Wayne Gunnels, Secretary/Treasurer

Mary Gray

Hugh Fenner

Kirk Schuenemann

Open