

Lost Bridge Village Community Association, Inc.
Board Meeting Minutes
October 14, 2019 @ 6:00pm

Call to Order of Regular Meeting by President Jon Testut @ 6:00pm

Trustees Present:	Jon Testut, President	Mary Gray
	Wayne Gunnels	Kirk Schuenemann
	Hugh Fenner	Russ Lamer
	Carrie Webb	

Approval of Agenda

Agenda approved.

M/S/C Carrie Webb/Wayne Gunnels/Unanimous

Accept defacto resignation of Tom Williams from his appointed Board Position

A motion was made to accept Tom Williams resignation from Board.

M/S/C Wayne Gunnels/Mary Gray/Unanimous

Ratify the consensus to appoint Carrie to Board of Trustees

A motion was made to Ratify the consensus to appoint Carrie to Board of Trustees.

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

Nomination/Election of Vice President

A motion was made to nominate Carrie Webb as Vice President

M/S/C Kirk Schuenemann/Wayne Gunnels/Unanimous

Recognition of Members, Visitors, & Comments

Steve Bray – Nothing at this time.

Dennis Jones – Tennis Courts – Wants to hear about any updates. How did the meeting go with Whitney Mountain Lodge? Jon stated it didn't go anywhere. We are at the point that we are waiting legal counsel to decide on a release document. It is in my estimation that there might be agreements that are lingering between Luther and this organization. We need to sever these before we can continue. Carrie stated that we are talking to legal counsel for: #1 – What is our obligation whether implied written or otherwise with the Black's. #2 – How to obtain legal easement to our tennis courts. When we are doing easements, we are going to include the corner of this building because currently if you look at a plat map, he owns the end of our building. I think we are all on board to move forward with the tennis courts. That was established unanimously. The issue is if we go and spend thousands of dollars on the court and the Black's turn around with a previous agreement. Then they have a tennis court that is refurbished. Black's latest proposal was some land and a little cash that is not enough to even do one court. As soon as we have legal easement, we can go ahead with project.

Comments Approval/Discussion of September 9, 2019 Executive Board Minutes

Motion was made to approve September 9, 2019 Executive Board Minutes

M/S/C Wayne Gunnels/Kirk Schuenemann/Unanimous

Comments Approval/Discussion of September 9, 2019 Board Minutes

Motion was made to approve September 9, 2019 Board Minutes

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

Treasurers Report – September 2019

Checking/Savings

1000 · CASH IN MONEY MARKET - 0172	38,244.52
1001 · CASH IN CHECKING - 7265	31,086.52
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	77,320.22
1010 · BUILDING DEPOSITS	32,725.00
Total Checking/Savings	228,560.93

September Profit and Loss - Actuals vs. Budget

	Account	Sept. Actuals	Sept. Budget	\$ Diff
Assessment Income	4000	\$2,008	\$1,800	\$208
Late Fees Collected	4090	\$388	\$600	-\$212
Donations	4100	\$1,263	\$1,083	\$180
Total Income		\$3,812	\$3,721	\$92
Maintenance	7200	\$4,629	\$5,552	-\$923
Rec Center	7400	\$2,076	\$1,638	\$437
General & Admin	7500	\$5,052	\$5,846	-\$794
Community Building	7600	\$403	\$1,020	-\$617
Roads	7700	\$700	\$876	-\$177
Capital Improvements	7900	\$8,500	\$0	\$8,500
Total Expenses		\$21,358	\$14,933	\$6,425

September Year-to-Date Summary

YTD - Sept. Actuals	YTD - Sept. Budget	\$ Diff	2019 Annual Budget
\$192,348	\$197,200	-\$4,852	\$200,000
\$3,903	\$4,790	-\$888	\$5,000
\$9,933	\$9,001	\$932	\$8,200
\$214,918	\$217,345	-\$2,427	\$221,050
\$35,691	\$48,995	-\$13,304	\$57,824
\$28,843	\$31,288	-\$2,445	\$32,775
\$56,109	\$68,723	-\$12,614	\$97,255
\$5,910	\$9,178	-\$3,268	\$12,230
\$5,639	\$12,754	-\$7,115	\$15,374
\$13,388	\$5,400	\$7,988	\$5,400
\$145,582	\$176,338	-\$30,759	\$221,049

Income:

- ~ Assessment income was ahead of budget for September. YTD assessment income is 98.5% to budget thru Sept
- ~ Income from the LBV Fly-In exceeded the budget by +\$262
- ~ Total September income was +2.5% to budget. YTD total income is -\$2.4k behind budget or -1% thru Sept

Expenses:**7200 MAINTENANCE**

- ~ Total LBV Maintenance for Sept was below budget by -17% and trending under budget by -27% for the year
- ~ LBV Mowing, Misc Work, and Day Labor were the budget savings drivers in September
- ~ Maintenance expense for the Fly-In, Equip Repairs, and Tree Trimming were over budget

7400 RECREATION CENTER

- ~ Recreation Center was over budget in September, but is trending -8% for the year
- ~ Rec Center water/electricity were drivers to the budget overage. Propane budgeted in Sept reduced the overage

7500 GENERAL AND ADMINISTRATION

- ~ Total Gen/Admin was below budget by -14% for September and is trending below budget by -18% for the year
- ~ Unused Legal/Recording and printing expense were the primary factors for making the Sept budget

7600 LBVCA COMMUNITY BUILDING

- ~ Total Community Building was below budget by -60% in Sept, driven by lower maintenance, repair, electricity
- ~ Savings From May-Sept has put the total Community Building below budget for the year (-35% through Sept)

7700 ROADS

- ~ Total Roads was below budget by -20% in September and is trending -56% for the year

7900 CAPITAL IMPROVEMENTS

- ~ New roof for the Rec Center was not budgeted. \$8.5k hit the September budget for roof replacement

TOTAL EXPENSE

- ~ Total expenses were higher by +43% in September, but expenses for the year are below budget by -17%

Motion was made to approve September's Financials.

M/S/C

Carrie Webb/Kirk Schuenemann/Unanimous

Officers Reports:**President – Jon Testut****Money**

It is that time again. Wayne will be setting up two dates for budget work sessions. It is an important duty of this Board and a necessary mechanism in the governing of Village affairs. I submit that the residents who provide us with these assessment funds are ever so much more expecting us to control the financial resources with great accuracy and managed consideration for the needs of the community. So, gather your facts and figures and prepare to wrangle over the budgetary needs of the Village.

The little things

I want to thank the board members and the members of the committees in our domain who have put the extra effort into keeping the village on an even keel. Too many times we are criticized for what we haven't done, when in the balance we do not get noticed for the minor but many other successes we do achieve. Many times, you have each gone a bit further than was expected of you and on behalf of your friends and neighbors who haven't noticed, I want to say thanks...job well done. And if I may make Tamy blush a bit, let us not forget that she is on the front lines taking the first and biggest hits from callers and visitors who seem to have forgotten the rules of civility. Thank you Tamy, from all of us, for your continued courage and fortitude.

Covenants

This Board is reminded that amendments to the Covenants should be discussed now in preparation for submitting it on the upcoming ballot. And do not forget to invite potential candidates for the Board to contact us to get their name placed on the ballot. We will be expecting a minimum of 4 vacancies to fill. We should establish a nominating committee to organize the candidates for the upcoming election in (yes) March.

Vice-President – Carrie Webb

- Nothing to Report

Trustee Reports:

ACC Liaison – Jon Testut, TA

October 7, 2019 ACC Meeting – 9am

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

Members Absent: Rhonda Eaves and Dottie Elbert

Applicants: None

TA Report:

- *Jon reported that the Cedar Dr property (11486 Cedar Dr) was being revisited by the Board's covenant violation trustee advisor.*
- *Jon stated that the BS&P changes have been finalized but the updates have not been posted on the website yet.*

Chairman Report: John fielded an inquiry regarding permanent trash containers within the Village. This is a covenant compliance issue.

Discussion Items: Driveways – Due to a recent inquiry regarding a driveway extension, it was decided that the ACC would only address driveways if trees over 4 inches in diameter had to be cut for the project. Property owners would have to get site preparation approval from the ACC (\$25 Application Fee and \$75 Completion Deposit) before work commences. If the driveway is part of a new home construction permit, then driveway guidelines and application fees would apply under new construction.

New Business: Jon will update the Building News Checklist in the "Newsletter" to reflect the rewording of the Occupancy Permit section on page 9 of the ACC BS&P.

Next meeting will be Monday, November 4, 2019 at 9 AM

Jon will send the updated BS&P to the office and to Carrie to post on the Website.

Airstrip – Jon Testut, TA

The Fly-In date for 2020 was discussed. The board agreed to Saturday, 9/19/20 with no rain date. Mary will talk to the Band so they can get it on their calendar.

Community Building – Mary Gray, TA

Mary asked if the directional light fixture that isn't being used in the lobby could be moved to stairway. Nobody saw a problem with it. Jon will get with Ryan. Mary would also like the sidewalk filled in with pea gravel because of the big gaps. There was a discussion about trying to level the uneven sidewalk. There was a letter from Ellen Rinehart that was received by all board members about the deck. The board discussed options for the deck. An alarm was decided to be installed temporarily until the deck is repaired. A sign will also be put on door saying the deck is closed, alarm will sound when door is opened. Jon received another bid from JR for \$10,500. The board decided that Jon will call and meet with Patterson and Mary to make sure his bid includes all that we need done. Jon is to let Mary know when they are meeting.

Covenant Compliance & Review

Kirk Schuenemann, TA – LBV

Hugh had brought up about a house on Dogwood that has a bathtub in the front yard. The rest of the outside has stuff laying all over. Kirk is going to put this on his radar. Tamy will send him the information for this house.

I have received no formal complaints, one anonymous complaint about a trash receptacle being left on the street all week. If the person doesn't want to leave their name, he will not consider it a complaint.

Jon stated that all anonymous calls should still be followed up on. Kirk has still not had time to ride around with Phil.

OPEN, TA – PMR

Legal and Insurance – Wayne Gunnels, TA

AUGUST:

Legal

- Nothing to report

Insurance

- Awaiting the final results of the insurance audit. Audit results are currently delayed.

Library – Mary Gray, TA

Librarian, Pat Testut reports: No Report turned in by Librarian. Mary said there is no problems and that Pat is doing great!

Parks and Recreation – Hugh Fenner, TA

Have fixed one water line leak at rec center. Had to call American Leak Detection and they found another leak on the back side of the rec center where the sidewalk goes down. We dug up the water spicket and found a little leak there. We took the hydrant out and put a shut-off valve there so next time it will be easier to isolate any leaks. There are now 3 shut-off valves. We think we have all the leaks fixed. We should be getting a leak from American Leak Detection for around \$400.

Burton Pool has been out here twice, and they are to report to the company that installed the liner. I called the liner company today. They said there is a crew in Southern Arkansas now and as soon as they are finished with that job, they will be up here to look at our pool to figure out what is wrong with it.

The skimmer that was taken to Burton Pools is going to cost \$625 to fix. I told them to sit on it until the board decides what we want to do. Will probably be \$645 after tax.

Ryan said he was going to find matching material for the Rec Center kitchen ceiling and get it repaired. It would not be a problem.

Property & Marketing – Carrie Webb, TA

I don't have time at the moment so if anyone has some free time, they can put for sale signs up on our lots.

Web Design – Carrie Webb, TA

I have not had time to update the website, it is out of date. I plan to do a total redo of the website this winter.

Election – Carrie Webb, TA

I am going to put together a nomination committee. If anyone has a recommendation, send to me so I can share with nomination committee. More to come in November. Jon stated we needed 4 or 5 candidates. An eblast will go out with anyone interested in becoming a board member, we need their info by November 15.

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

Jon Testut, TA (LBV)

- Tractor extended service contract yet to be determined (Old Business)

- New overflow brush pile chosen: PMR: Honeysuckle
- Truck power steering repaired with new (three times); other repairs delayed
- Expect pickup of salt from county
- Dumpster topic still unsettled (Old Business)

We need to open up property in PMR for the Brush Collection. Entrance needs to be prepped. We own the lot that we need to access the common property. Since we are doing alterations to the property, we need to bring to ACC. Jon will discuss with ACC.

Steve Bray said there is an exception in the covenants for amenities, Article V, Section 3, Subject j:

The right of the Community Association to convert selected individual lots as it shall come into possession of from time to time into Common Properties for the purpose of amenity creation as described in ARTICLE IV, Section Three.

You will have to drive thru LBV property to get to the common property, so need to contact ACC since culvert of some sort will be put in. There should be no problem using the common property as the brush collection pile as per the covenants.

Kirk Schuenemann, TA (PMR)

- ditches and roads have been mowed to the best of our equipment's ability, graded a few roads and filled some low spots.

Kirk stated that we didn't need to take the zero-turn out to Posy Mountain to mow dirt roads anymore, it is beating the equipment to death.

Security Patrol – Russ Lamer, TA

I am happy to report there have been no incidents reported.

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

Social – Mary Gray, TA

A Potluck Social is scheduled on Saturday, November 9th, 5:30 p.m. at the Community Building. Ted Tidwell & The Second Wind Band will provide music. The progressive dinner is scheduled for December 14th. We have 3 homes for heavy hors d'oeuvres and then meet back at Village Hall for dessert. This went over really well last year. Tamy will send out eblast with a save the date with info following.

Tech Support – Jon Testut, TA

- Need additional Community building lobby camera. (Old Business)
- Replacement of phones in CB and RC: Evaluation of signal strength and phone features incompatible with LBVCA needs. Project is cancelled. (Old Business)
- Updated office software for compatibility with Quick Books.
- Continued evaluation of needed office computer hardware. New budget will be adjusted accordingly.

Old Business (Status Update):

- Tennis Court Update – Hugh Fenner – Without a legal easement, we cannot do anything. Carrie said we are planning a conversation with our attorney this week. The attorney is supposed to call sometime this week to discuss with us the issue of the easement. Wayne stated he will call and let any board member know the time he will be calling.
- Beautification Project (Entrance & Comm Bldg Signs) – Carrie proposed we put the

beautification funds into the deck project. The board thought signage is more important. Jon suggested to repaint the signs, Russ said it looks like the wood in the sign is rotting. The \$1,700 Jon presented last month was for the same wooden signs. Jon talked to LBCC and they said they would share in the cost of the sign. When he talked to Adam Black at Whitney Mountain Lodge (WML), he said he would want a little bit different sign but would share in the cost. It was suggested that WML's sign should look like the rest of the sign. Jon said Adam wanted a little bit bigger signage – Jon will get with sign guy (Church guy) - Kirk Schuenemann/Jon Testut/Carrie Webb

- Buildings/Garages with utilities as Improved Lots – Was going to go with what Benton County has - on hold
- Rental Surcharge – Jon Testut – on hold
- Community Building Deck Repairs (Quotes) – Jon Testut - Jon had called JR Cunningham, his quote was \$10,600. Patterson's quote was \$8,850 for either schematic. Bostian did not get back with us. Jon will have Patterson come out and along with Mary, they will make sure the bid includes everything needed. We will bring something back to the board next month.
- Tractor Warranty – Jon Testut – Since the last approval, the hours have increased. Would like to change the protection plan to reflect changes.

A motion was made to purchase 60 months/2000 hours Protection Plan for \$1,781 plus tax.

M/S/C Russ Lamer/Kirk Schuenemann/Unanimous

Jon will get the exact amount so check can be cut on Thursday.

- Key Codes Changes Update - Carrie Webb – on hold
- Telephones Update (Test Results) – Jon Testut – It is dead in water! We will not be saving anything will be around \$300 savings per year. Jon and Carrie will look at phone bill after her store opening in November.
- Dehumidifier Update – Jon Testut – The new dehumidifier is up and running.
- 2 yd Dumpster at MX - Price Update – Jon Testut – On Hold due to cost of extra \$1,000 per year with a 2 year commitment, will look at it at budget time.
- Lot Sale in 2000 – Carrie Webb – On Hold
- Additional wireless security camera needed in CB Lobby – Jon Testut – Would like to order another wireless security camera for in the Lobby at a cost of \$70. The board agreed. Jon will order and install in Lobby.

New Business:

- Rec Center water leak – Hugh Fenner – *See Parks and Recreation Trustee Report above.*
- Light for Stairway & Front Comm Bldg Sidewalk – Mary Gray – *See Community Building Trustee Report above.*
- Property Assessment – Jon Testut – Jon proposed property assessment increase. The last time they were increased was in 2016. The proposed increase would be for 2021 property assessment. It was suggested that we get the tennis courts up and moving to show the membership we are trying and doing the best we can with the limited dollars. Everything cost more now. We need to show them a master plan of what we are trying or want to do. It was decided the increase was jumping the gun a little. It was decided to put in Newsletter "Your Assessments at Work" and highlight all the board has done.
- Special Assessment – Jon Testut – Hold Off
- Nominating Committee – Jon Testut – *See Election Trustee Report above.*
- Budget Workshop – Wayne Gunnels – Need to set up meeting to meet to discuss. Wayne is going to do an initial budget based on expenditures. Some of this year's budget is way over an some is way under. Would like to present it and get your opinion on it. November 6 at 3pm and November 20 at 3pm. Wayne will send out preliminary budget before meeting on the 6th.

Adjournment – Next Board Meeting – November 11 @ 6pm

A motion was made to adjourn
M/S/C Carrie Webb/Mary Gray/Unanimous

Adjournment at 8:12pm

The next Board Meeting will be November 11, 2019 @ 6pm.

Jon Testut, President

Russ Lamer

Wayne Gunnels, Secretary/Treasurer

Mary Gray

Hugh Fenner

Kirk Schuenemann

Carrie Webb, Vice-President