

Lost Bridge Village Community Association, Inc.
Board Meeting Agenda
February 13, 2017
6:00 PM

Executive Session @ 5:45pm

Call to Order of Regular Meeting 6:05pm

Trustees Present: Jon Testut Phil Williamson
 John Wilson Mary Gray
 Randy Haley John Buhr
 Ken Buchheit

Trustees Absent:

Approval of Agenda

M/S/C John Wilson/Randy Haley/Unanimous

Approval/Discussion of January 9, 2017 Minutes

M/S/C John Wilson/John Buhr /Unanimous

Executive Session - Resignation of Board Member.

Motion was made to accept Ken Buchheit resignation.

Four members voting for and one board member abstaining.

M/S/C Phil Williamson/John Buhr 1-member abstaining

Member Comments: (2 minutes per person; 15 minutes' total time allotted)

Ann & Dave Schaffner, Member – The easement prepared by lawyer was discussed and questioned. Schaffner and Testut both had handouts.

Motion was made to waive the \$200 lawyer fee assessed to the Schaffner's.

M/S/C Phil Williamson/Mary Gray/Unanimous

Mr. McGowen: EMS Tower – Benton County – Hand out. Benton County wants to replace our tower with new one due to problems with reception of EMS/Fire responders. The ACC recommended the Board agree to the Request for Variances for the EMS Communication Tower.

Motion was made to accept proposal as written.

M/S/C Phil Williamson/John Buhr/Unanimous

David Ness: Trying to sell his property (PMR U12 522 & 533). He asked the board to reduce or waive ACC performance fee of \$5,000 for building a house. Due to economic problem, the buyer will be willing to pay \$2,500. The sale will go through if the perk test is ok. He will let the board know if sale goes through.

Motion was made to reduce the ACC performance fee to \$2,500.

M/S/C Phil Williamson/John Buhr/Unanimous

Treasurer Report/Financials – Phil Williamson, TA

January highlights:

Assessment income was \$146,754. Slightly ahead of head of budget.

Pool renovation donations were \$4,406.

Overall, expenses were in-line with expectations. Need to a deeper dive into allocation of time for the maintenance position.

ASSETS as of January 31, 2017

Current Assets

Checking/Savings

1000 · CASH IN MONEY MARKET - 0172	23,176.47
1001 · CASH IN CHECKING - 7265	144,959.32
Total	168,135.79
1003 · ARVEST CAPITAL IMPROVEMENT 0743	
1003-A · AIRSTRIP IMPROVEMENTS	1,000.00
1003-B · COMM BLDG IMPROVEMENTS	1,000.00
1003-C · VILLAGE HALL IMPROVEMENTS	1,207.56
1003-D · REC CENTER IMPROVEMENTS	19,500.00
1003 · ARVEST CAPITAL IMPROVEMENT 0743 - Other	<u>21,179.50</u>
Total 1003 · ARVEST CAPITAL IMPROVEMENT 0743	43,887.06
1007 · CASH CONTINGENCY M/M FUND 9016	27,582.01
1010 · BUILDING DEPOSITS	<u>18,000.00</u>
Total Checking/Savings	257,604.86

Transfer of \$25,194 from 2016 yearend checking and savings to Arvest account 1007 Cash Contingency M/M Fund. It was decided to move the year end excess of \$25,194 to 1007 Fund.

Annual audit conducted on January 31, 2017. Final report to be issued.

Lien's-

Nothing new to report

Motion to accept financials as presented.

M/S/C John Wilson/John Buhr/Unanimous

Officer Reports:

President's Report – Jon Testut

Up, Up, and away

The lease has been finalized and signed, the permits are in place, and we are now on the path to have the existing outdated EMS tower located on LBVCA property near the tennis courts replaced with a new, taller and revenue producing structure that will provide enhanced radio reception for the emergency services of Benton County (including NEBCO). Work will commence shortly and the final result will be most useful to the services overseen by the Department of Public Service.

Be prepared

That time of the year has rolled around again where we scramble to present our current Board members, our accomplishments, and of course our newly elected Board members. The annual meeting is March 11th at 2 pm. Each of you should plan on being in front of a membership with answers to their questions. Be prepared. We are putting the presentation together for the annual meeting. Please submit your materials soon so we can get the job done.

Last Hurrah

This is the last meeting of this current Board. In my opinion, it has been one of the best groups of community members in a long while. Many fine ideas have been brought to the table over the last twelve months. We have accomplished much, but there is always more to do. I am looking forward to the new and existing trustees regrouping and moving onward to meet future challenges with renewed energy. And, of course, the common denominator of our success has been Tamy, our Office Administrator. Thanks to you all for your time and energy. I may not be your next president, but I am proud to be working among such good friends and dedicated trustees. The next regular meeting will be March 11, after the Annual meeting.

Milestones

A look back the last year and at some highlights we can be proud of:

LBV took delivery of a new New Holland AG tractor with rotary broom

Both the land (the "esplanade") and the gazebo (near 127) now belong to LBVCA

We lost Marty

We gained Tamy, Dianne

We lost Dianne

We gained Pat

Dogwood (Rock wall) Washout Repairs

Community Building Sewer Troubles repaired

290 past due accounts reduced to 139 past due accounts (\$18K+ at years' end)

PMR-major road work on Goldenrod, Branding Iron and Tenderfoot

Property owner seeks approval of building tiny homes

Mary stepped up to replace Melvin

Fourth of July was a grand success

Squatters became our nemesis

Maintenance man down

Purchased Power Trim Articulating boom sickle bar mower

Hired maintenance man (president says halleluiah)

ACC votes to transfer inspections to Benton County

EMS tower to be replaced with revenue producing larger structure

Ban on Fireworks on Runway (LBV old resolution: no fireworks in Village in 1992)

ACC votes to restrict non-standard project/tree houses
Gutters on CB roof
After 31 years, pool get a facelift/big bucks offset by many donations
P&M billboard on 62
Communications proposal to revamp telephones
PMR Covenant addition for bow hunting
5 candidates for 4 positions

Vice President's Report – Randy Haley
Nothing to report

Trustee Reports:

ACC Liaison – Jon Testut, TA

Date: Feb 6, 2017

Time: 9 AM

Location: LBVCA Conf. Rm.

Present: Hugh Wagner, Sam Reynolds, Tom Pedano, Jim Haguewood, Jon Testut

Absent: Rich Brundage, Wally Ake

New inquiries:

- Robert McGowen, (BC Depart of Public Safety) See attached proposal Tower, Utility Building, aux power, fence, trees, driveway
- Owner of WMT S1 10 - New house proposal suspended by owners
- Owner of MOU S4 125 - New House, preliminary inquiry, guidelines
- Owner of PMR U12 552-553 asked for reduction/elimination of \$5,000 refundable Performance deposit based on limited owner funds. ACC declined to rule; suggested appeal to Board
- Owner of LBS B1 163-164 - No show; Fence/Dog run

Airstrip - Ken Buchheit, TA - Resigned

Community Building – Mary Gray, TA

The Community Building was inspected by Benton County Fire Services.

It was recommended that we display exit signs on all door exits in the building.

Exit signs are being ordered.

Covenant Compliance & Review – Phil Williamson, TA, Committee Chair

Phil Williamson, Chair - One covenant letter was sent to resident regarding hunting on LBV property.

Randy Haley – PMR – Nothing to report

John Buhr – LBV – Nothing to report

John Wilson – CAC – Nothing to report

Legal and Insurance – John Wilson, TA

Nothing to report

Library – Phil Williamson, TA

Annual inventory completed.

Parks and Recreation

LBV - John Buhr, TA

Pool Renovation:

The pool renovation project has started. All the demo has been completed and that liner/decking attachment band is being installed. Good news in that no sub-base cavities were identified. The two structural cracks have been sealed. The actual liner installation will begin by February 10, 2017. We are still developing options for the decking solution as the RecDeck is too expensive. Great response for donations by LBV we are nearing \$5K -- How Cool Is That!!!!!! 2 fire extinguishers for pool/rec area

Fireworks:

Contract received for the 2017 fireworks show. There are some discussion points to be reviewed in new business.

PMR - Randy Haley, TA

Nothing to report.

Political – Ken Buchheit, TA - Resigned

Property & Marketing – Ken Buchheit, TA - Resigned

Roads – Randy Haley, TA (PMR)/John Buhr, TA (LBV)

LBV - John Buhr

Met with Benton County and reviewed roadways again. These meeting will continue going forward as we develop a better communication channel. A guard rail has been installed up Slate Gap which improves safety on this roadway. Discussion of Road paving/gravel/etc.

PMR – Randy Haley/Ken Buchheit

Randy Haley - Nothing to report.

Ken Buchheit – Resigned

Maintenance – Jon Testut, TA

Preparing the Ditch Bank Mower to be sold. Will be putting on Craig's List

Motion was made to list the Mower on Craig's List for \$5,000.

M/S/C

Randy Haley/ Phil Williamson /Unanimous

Investigating a PTO chipper for brush pile. Passed around 6 ½" capacity. \$3k cost. Use rental of chipper to help pay for it. Will visit it again in the future.

Security Patrol – Phil Williamson, TA

Nothing new to report.

Social – Mary Gray, TA

Upcoming Social

Italian Dinner, March 18, 2017

\$200 donation from social group for pool renovation.

Tech Support – Jon Testut, TA

Continued progress on EMS Communications Tower.

Working with Verizon to provide telephone access for better reliability and less cost. Includes Office voice, Fax, Internet, and Rec. center

Water & Sewer Liaison – No TA

Old Business (Status Update):

Dishwasher/Ice machine – It was decided to put the sanitizer on Craig’s List. Decided against ice machine due to maintenance and overseeing of it. NEBCO is willing to give us ice. Will consider dishwasher with social group bearing the cost.

Ditch Bank Mower/Chipper – see Maintenance

New Business:

Revise By-Laws – Jon

Article II Section Four, Election of Trustees and Article IV Section Three, Vacancies are confusing. Board discussed the handout.

Motion was made to take out the sentence in Article II.

M/S/C John Wilson/Mary Gray/Unanimous

ACC Variance requests for EMS Tower – see above

Fireworks Contract – John Buhr

2017 Incentives sheets were handed out. Board discussed the incentives.

Motion was made to do the 7-year Firework Display Contract.

M/S/C John Wilson/Phil Williamson/Unanimous

The board discussed the LBV firework ban.

Motion was made to exempt LBV from the firework ban.

M/S/C John Wilson/John Buhr/Unanimous

Multiple Lot Ownership Assessment Consideration – John W

A discussion of owners that own 10 or more assessment units, may pay their annual assessments in installments.

Motion to accept 10 or more assessments units due on installments as written.

M/S/C John Wilson/Mary Gray/Unanimous

Recognition of Visitors & Visitor Comments (5 Minutes Allotted)

Ken Buchheit, Visitor/Member - Have a Wingate contract. Will be giving to Jon Testut. Ken stated that he will still help if needed in his area of expertise.

A motion was made to adjourn.

M/S/C John Wilson/Phil Williamson/Unanimous

Adjournment at 8:25pm

The next Board Meeting will be March 11, 2017.

Jon Testut, President

Randy Haley, Vice President

Phil Williamson, Secretary/Treasurer

John Buhr

Mary Gray

John Wilson