

**Lost Bridge Village Community Association, Inc.**

**Board Meeting**

**May 8, 2017 @ 6:00pm**

**Call to Order of Regular Meeting 6:00pm**

**Trustees Present:**      Jon Testut                      Phil Williamson  
                                  Ben Hebert                      Mary Gray  
                                  Randy Haley                     John Buhr  
                                  Corey Maish

**Approval of Agenda:** Motion to Approve Agenda with an addition to New Business: Increase Property for Sale – Ben Hebert

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

**Approval/Discussion of April 10, 2017 Minutes**

M/S/C                      Randy Haley/Phil Williamson/Unanimous

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

**Treasurer Report/Financials – Phil Williamson**

	<u>Apr 30, 17</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1000 · CASH IN MONEY MARKET - 0172	123,019.20
1001 · CASH IN CHECKING - 7265	26,609.18
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	5,114.66
1003 · ARVEST CAPITAL IMPROVEMENT 0743 -	
Other	<u>21,184.26</u>
Total 1003 · ARVEST CAPITAL IMPROVEMENT 0743	29,506.48
1007 · CASH CONTINGENCY M/M FUND 9016	52,786.06
1010 · BUILDING DEPOSITS	<u>18,500.00</u>
Total Checking/Savings	250,420.92

**April Profit and Loss - Actuals vs. Budget**

	Account	April Actuals	April Budget	1Q/17 \$ Diff	1Q/17 % Diff
Assessment Income	4000	\$3,374	\$4,323	-\$949	78%
Total Income		\$5,382	\$6,535	-\$1,153	82%
Maintenance	7200	\$4,231	\$3,045	\$1,185	139%
Rec Center	7400	\$2,094	\$3,689	-\$1,595	57%
General & Admin	7500	\$5,096	\$7,098	-\$2,002	72%
Community Building	7600	\$522	\$1,379	-\$857	38%
Roads	7700	\$485	\$1,147	-\$661	42%
Capital Improvements	7900	\$0	\$14,000	\$14,000	0%
Total Expenses		\$12,428	\$30,358	\$17,930	41%

Notes:

Assessment income continues to remain below budget  
7223 - Maintenance \$1369 actual \$250 budget  
7247 - PMR Other \$970 actual \$0  
budget  
7422 - Rec Center Maint. \$1,613 act \$850 budget  
7531 - GA - Insurance \$832 actual \$0 budget  
7961 - Cap Improvement \$0 actual \$14,000  
budget

Year-to-Date Total Income \$194,558 Actual \$216,041 Budget -\$21,482 under budget  
Total Exp \$68,613 Actual \$85,320 Budget -\$16,707 under budget(\$14,000 for Pool)

There was a discussion about amnesty for past due assessments. The board decided it was not a good idea.

## ***Trustee Reports:***

### **ACC Liaison** – Jon Testut

**Date:** May 1, 2017

**Time:** 9 AM

**Location:** LBVCA Conf. Rm.

**Present:** John Niernerger, Hugh Fenner, Sam Reynolds, Tom Pedano, Jim Haguewood, Jon Testut

**Absent:** Rich Brundage,

-Jon Testut, T/A, also interim chairperson, seeking 7<sup>th</sup> member/chairperson. Committee agreed to hold election of chairperson until further notice.

-Recognize newly appointed ACC members

-Discussion:

-holding additions to BSP for bi-annual review/insertion

-clarification of homeowner/builder receiving and reading BS&P

-WMT S1 26 – Fence/Dog Run completed without ACC approval or permit (claim of prior approval, not relevant) Consensus of committee to add following statement to the record:

*LBVCA ACC*

*Statement for the record. May 1, 2017*

*RE: WMT S1 26 fence/dogrun project...*

*WMT S1 26 recently extended an existing chain link fence from his side yard to encompass his adjacent half-lot (purchased 2006).*

*WMT S1 26 enthusiastically stated that he had prior permission from a previous ACC Board chairperson. (This has been verified for the primary front yard fence project only). As the extension has similar construction characteristics to the existing, and created no aesthetic issues, it was decided to not pursue the matter any further, and to waive the application fee, penalties, and performance deposit.*

### **New inquiries: (present)**

- FHS B2 74 – Carport / Approved

### **New inquiries: (not present)**

- FHS B1 25 – Storage Building/Carport and Fence No show
- FHS B1 111 – Carport No show

### **Airstrip** – Jon Testut, TA

Weather permitting, preparing to weed and fill cracks in tarmac.

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

A new flag was purchased for \$46.40

### **Covenant Compliance & Review**

Phil Williamson, TA – LBV

One carry over violation relates to piled up trash on a property located on Cedar. Letter was sent on March 13 with a response to correct the violation by March 20. A follow up letter was issued on March

29 as the offender has not responded to the initial letter. Spoke to the owner and he has cleaned up the trash by taking advantage of the Spring Clean-Up.

Four additional letters were sent in April to residents asking them to clean up their property and to also take advantage of the Clean-Up. Of the four, two took action.

Back in March two letters were sent to homeowners on Hickory regarding conditions of the homes on their property. One owner responded and in fact has raised the home! The other owner has not responded. Additional actions will commence in early May.

The loose dog on Dogwood was reported to Benton County Animal two times in April. The officer met with the owner on April 25 and told him should he make a third visit a ticket will be issued to him.

#### Corey Maish, TA - PMR

Not much to report I have caught a couple dirt bikes running up and down China Holler when I stopped to talk to them they did not stick around, I hope that does the trick, but just in case I will check over the next few days.

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

##### Legal

Lost Bridge Village– Illegal Outbuilding on property. The trial was concluded on April 13, in favor of LBV. The outcome was the offender has 30 days to remove the outbuilding. If not removed by that time frame, LBV can remove the structure and store it for another 30. If the offender does not claim by then, we can sell the building. The court order also states the offender must pay \$750 for court costs. Footnote, we were finally able to get a mailing address for the offender on April 25, 2017. Our attorney is mailing the paperwork today, April 25, 2017.

##### Insurance

Nothing new to report

#### **LBVCA 2017 SPRING CLEAN-UP**

April 21-23, 2017

The annual Spring Clean-Up was a huge success this year. All four dumpsters were filled to the max by early afternoon on Sunday. The trailers for electronics, cardboard, and tires were also filled up. The rain did bring us to grinding halt on Friday right around noon so we shut down for the day. The weather on Saturday was better and there was lots of activity. We went to 15 homes in the Village to pick up "stuff". We collected several items that were delivered to God's Pantry hopefully to be used elsewhere.

I would like to thank all the residents who donated to the funding of the three dumpsters from Waste Management. A total of \$1,225 was collected!! The cost per dumpster to Lost Bridge Village is \$850, so these donations were most appreciated. Benton County provided their trailers for electronics and tires at no expense to the Village, as did US Metals for their dumpster.

This amazing event was such a success due to the volunteers from the Village. A huge THANK YOU goes to the following folks who donated their time, energy, and trucks to help pick up and unload stuff into these dumpsters in pretty lousy weather: Jerry and Mari Anne Retallick, John Niernberger, Randy Smith, John Mack, Gretchen Mack, Hans Mack, Kate O'Donnell, Mary Gray, Steve Bray, Rich Brundage, Bob and Sara Wright, Dean Adair, George Naidl, Ben and Wakeena Hebert and their kids Trevor and Cami, Corey and Roxanne Maish and their daughters Ashley and Abby, Jon Testut, Susan Myers, and Phil and Judy Williamson.

Just think about this - in the past year (April 2016 and April 2017 Clean Ups) we have filled eight 30 cubic yard dumpsters with "stuff". Can hardly wait until next year!

Thank you once again to everyone for making this a fun and very productive event.

**Library** – Mary Gray, TA

The Friendly Book Store donated 50 large print books to the Village Library.

**Parks and Recreation** – Corey Maish, TA (John Buhr)

- Nothing to report

**Political** – Ben Hebert, TA

- Nothing to report

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

Have not yet finished website but would like to propose that we combine it with the website that the village already uses. This way everything would be located on the same page under the properties tab that is already on the website and might be easier for people to look at the properties we have for sale instead of having to go to a different page.

**Roads & Maintenance** – John Buhr, TA/Jon Testut, TA/Randy Haley, TA (PMR)

John Buhr, TA (Lead)

The first draft of our Roadway Assessment Plan has been completed, which categorizes our roadways into three tiers. We are continuing to refine this plan with completion targeted in May 2017. Additionally, we have implemented a weekly driving roadway evaluation on Fridays. The goal, is to evaluate roadway conditions and identify workload tasks for the upcoming week. This upcoming workload, will be based as always on hazardous areas, which have a higher priority than planned workload. This time of year, requires an increased amount of landscaping work, which is being scheduled and completed.

We have dealt with two storms, with each producing damage. All equipment and resources including Day Labor, have been mobilized for clear-up / clean-up. The first phase; Top 25 Hot Spots is our priority and expect initial recovery work to continue for about a week. Next, we will move to phase two spots. Once the clear / clean-up is completed we will start with returning to the hot spots / trouble areas and complete work for a more permanent solution, focused on reducing cross street water runoff. I expect this work to take several months to be completed. Thanks, to all who cleaned out drainage ditches / cleared culverts and picked up debris off the roadways. GREAT JOB!!!!

Jon Testut, TA

- Ditch Bank mower removed from Craig's list
- Expect new tires needed for Zero turn (\$95ea)
- Expect use of Kubota for chipper in tree trim convoy project

Randy Haley, TA (PMR)

After this last storm, Palomino and Wild Rose roads were bad. Randy bladed the roads so they are now good to drive on.

**Security Patrol** – Phil Williamson, TA

**LBV:**

The past month someone has removed the gate to burn pile three times. They are going to the trouble to loosen the gate hinges in order to remove the gate. So far, the gate has not been damaged. If you

happen to be driving by the entrance to the burn pile on West Airport Road and see someone tapering with the gate, please call me at 479-721-7151. I will contact the Sheriff's Department to report the incident. If you can get the license plate number that would be most helpful.

**LOST BRIDGE VILLAGE  
NEIGHBORHOOD WATCH PATROL**

<b>Zone</b>	<b>Area Coverage</b>	<b>Captain</b>	<b>Phone</b>
1	Lodge, Timberline, and LBV Community Bldg.	Dave Myers	479-359-2075
2	Dogwood, White Oak, and Rec Center	Larry Shade	479-359-3505
3	Dogwood to White Oak and Maple	John Niernberger	316-215-1487
4	Gainer, Cedar, Hickory, Walnut, and Redbud	Don Boothe	479-644-4331
5	Black Oak, Pine, Oak Leaf, Shady Glen, and Boat Ramp	Phil Williamson	479-359-1253
6	E & W Airport, Country Club, Lake Ridge, Stony Ridge, Ridgeview, and Lake View	Jim Haguewood	479-936-0760
7	Cedar Forest, Cedar Ridge, and Cedar View	Dean Adair	515-570-0912
8	Posy Mountain	Randy Haley	479-633-3022

**PMR:**

- Nothing to report

**Social** – Mary Gray, TA

The Social Committee met on April 4<sup>th</sup>. We have a couple new members added to our group which gives us a total of 15 members. The Committee discussed upcoming socials for the remainder of the year.

Upcoming Social-May 20<sup>th</sup> Village Hall - Spring Fling and celebration of Armed Forces Day.

**Tech Support** – Jon Testut, TA

- Continued progress on EMS Communications Tower
- Working towards providing more efficient and economical telephone/fax/internet services.

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

- Nothing to report

**Old Business (Status Update):**

- New Flag here - Jon will check into a solar light to keep on flag all night. Jon got put up last week.
- Covenant Change - The Covenants need to be updated to reflect the hunting changes for PMR- Phil Williamson – Phil, Mary, and Jon will read over the rest of the covenants to check for typos and get back with Tamy.

**New Business:**

- Board Pictures – do after meeting
- Zero Turn Mower – Jon Testut
  - Emergency Repairs – is it the pump or motor. Already at shop, \$800-1,600 @ Hydrospec
  - Tires - \$95 each already purchased.

There was a discussion of what kind of equipment that will do as Zero Turn. Ben is to list equipment and what purpose the equipment can be used for.

- Leaks on wall in basement – Mary Gray – Ben said he can see holes that still needs filled. He suggested it be remortared. Mary will check into look at both ways. Randy said at the hospital, they had similar situation and they had a company come in and spray seal it. Randy will check with his contact and get her the name of company. Mary will coordinate with Randy.
- Sweeper disc will need to be replaced in future.
- Ben needs to look at gutter where it was leaking and report back to Mary.
- Increase Property for sale – Ben Hebert - Would like to raise all the lots to reflect lowest price as \$1,000. There are only 2 of them under \$1000. Will discuss after some research at next meeting. Will look at list for new assessments for lots and get back with the board. The board was ok with \$500 commission to realtors if they are doing the work.
- The shed still on PMR U7 283 – Phil Williamson - They have until June 1<sup>st</sup>, then we move the shed to LBV property then we have to wait 30 days before we can sell it.
- After the last storm, John Buhr called Judge Moring to see if they could help LBV with cleanup. The County is snowed under and will get back to us as soon as they get caught up. We are on record with FEMA so when cleaning up, get photos and document everything so we have record of it for them.
- Our pool resource is limited with all the storm clean up. Tier 1, 2, 3 streets have now have been identified. This is the order at which the LBV will clean up when the need arises (See Roads & Maint TA Report). It was suggested to have this list published either by email blast or via Newsletter.

A motion was made to adjourn.

M/S/C Phil Williamson/Jon Testut/Unanimous

**Adjournment at 8:00 pm**

**The next Board Meeting will be June 12, 2017**

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

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Corey Maish

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Ben Hebert