

Lost Bridge Village Community Association, Inc.
Board Meeting Minutes
November 13, 2019 @ 6:00pm
(changed from November 11th due to the weather)

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

Motion was made to approve the agenda.

M/S/C Carrie Webb/Hugh Fenner/Unanimous

Recognition of Members, Visitors, & Comments

Steve Bray – Nothing at this time.

Comments Approval/Discussion of October 14, 2019 Board Minutes

Motion was made to approve October 14, 2019 Board Minutes

M/S/C Carrie Webb/Russ Lamer/Unanimous

Treasurers Report – October 2019

Current Assets

Checking/Savings

1000 · CASH IN MONEY MARKET - 0172	38,280.85
1001 · CASH IN CHECKING - 7265	20,117.60
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	4,695.93
1003-E · LIBRARY IMPROVEMENTS	350.87
1003-F · TENNIS COURT	10,000.00
1003 · ARVEST CAPITAL IMPROVEMENT 0743 - Other	<u>20,640.45</u>
Total 1003 · ARVEST CAPITAL IMPROVEMENT 0743	40,741.61
1007 · CASH CONTINGENCY M/M FUND 9016	77,371.96
1010 · BUILDING DEPOSITS	<u>29,725.00</u>
Total Checking/Savings	206,237.02

October Profit and Loss - Actuals vs. Budget

	Account	Oct. Actuals	Oct. Budget	\$ Diff
Assessment Income	4000	\$1,866	\$1,000	\$866
Late Fees Collected	4090	\$242	\$110	\$132
Donations		\$0	\$83	-\$83
Total Income		\$2,376	\$1,343	\$1,033
Maintenance	7200	\$6,546	\$3,168	\$3,378
Rec Center	7400	\$854	\$925	-\$71
General & Admin	7500	\$14,990	\$16,516	-\$1,525
Community Building	7600	\$829	\$1,020	-\$191
Roads	7700	\$881	\$876	\$5
Capital Improvements	7900	\$0	\$0	\$0
Total Expenses		\$24,101	\$22,505	\$1,597

October Year-to-Date Summary

YTD - Oct. Actuals	YTD - Oct. Budget	\$ Diff	2019 Annual Budget
\$194,214	\$198,200	-\$3,986	\$200,000
\$4,144	\$4,900	-\$756	\$5,000
\$0	\$9,084	-\$9,084	\$8,200
\$217,294	\$218,688	-\$1,394	\$221,050
\$42,237	\$52,163	-\$9,926	\$57,824
\$29,697	\$32,213	-\$2,516	\$32,775
\$71,099	\$85,239	-\$14,139	\$97,255
\$6,739	\$10,198	-\$3,459	\$12,230
\$6,520	\$13,630	-\$7,110	\$15,374
\$13,388	\$5,400	\$7,988	\$5,400
\$169,683	\$198,842	-\$29,162	\$221,049

Expenses:

7200 MAINTENANCE

- ~ Total LBV Maintenance for Oct was above budget by +\$3.4k
- ~ Expenses included: Tractor Warranty (\$1.9k), LBV Mowing (\$1k), Airstrip (\$700), and Tree Trim (\$278)
- ~ Maintenance is under budget by -19% for the year

7400 RECREATION CENTER

- ~ Recreation Center was below budget in October and trending -8% for the year
- ~ Rec Center Water/Sewer/Trash finished +\$411 to the budget. Maintenance/Repair was below budget by -\$331

7500 GENERAL AND ADMINISTRATION

- ~ Total Gen/Admin was below budget by -9% for October and is trending below budget by -17% for the year
- ~ Unused Legal/Recording and printing expense were the primary factors for making the Oct budget

7600 LBVCA COMMUNITY BUILDING

- ~ Total Community Building was below budget by -\$191 in Oct, driven by lower maintenance, repair, electricity
- ~ Total Community Building is below budget by -34% for the year

7700 ROADS

- ~ Total Roads was on budget in October and is trending -52% for the year

TOTAL EXPENSE

- ~ Total expenses exceeded budget by +7% in October, but expenses for the year are -15% below budget

Motion was made to approve October's Financials.

M/S/C

Mary Gray/Kirk Scheunemann/Unanimous

Officers Reports:

President – Jon Testut

Budget

Thanks to the Board members and especially Wayne for the time and energy in researching, collecting and clarifying the budget items at our budget meeting this past week. It is going to be close, but we were able to succeed in fleshing out budget numbers for the 2020 fiscal year, and consequently will be able to put that document to bed in a timely manner as our December meeting is the last meeting of the year.

Esplanade/Gazebo

After much analysis and guesswork and delay, our plans to move the gazebo, now located on Oak Shadows and Lodge, to the Esplanade may be completed. Finally. The Gazebo is the symbol by which we identify our village and will be a welcome attraction. This will happen sometime in the next couple of weeks.

Food for Thought

Just a reminder of Board matters that are in the works:

Nominations for Board positions

Tennis Courts

Swimming Pool

CB Deck

Entrance/CB Signs

PMR Brush Pile

Vice-President – Carrie Webb

- Nothing to Report

Trustee Reports:

ACC Liaison – Jon Testut, TA

ACC Liaison – Jon Testut, TA

November 4, 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

Guest Present: Kirk Schuenemann

Applicants: None

TA Report:

- Jon reported that the Board is still in the process of addressing the covenant violation at 11486 Cedar Drive.
- Jon stated that the BS&P changes have not yet been updated on the website.
- Finding a new location for the Brush Pile is still being researched.

Chairman Report: Permanent Trash Containers – It was suggested that possibly a reminder be put in the LBV Newsletter and the LBW&S Flyer regarding trash container guidelines.

On behalf of LBV, Jon let the Committee know that the Board has hired a contractor to replace/expand the deck on the Community Building. As a courtesy, the Committee agreed that a formal building application will be submitted when plans are finalized. Construction to commence upon receipt and approval of final plans.

John stated that a compromise was reached between neighbors regarding the installation of fencing. Both ornamental iron fencing and electric fence will be used to secure the perimeter. Formal building application will be made before proceeding with plans.

John stated that a property owner on Hickory is putting in a new driveway (diagram provided). Property owner was instructed to get with the County.

John received a property owner inquiry from Posy Mountain regarding a home plan from Clayton Homes. Clayton Homes told property owner it was a modular but according to the LBV covenant description it is a double wide mobile home which are not permitted in Lost Bridge Village.

Prior to today's meeting, approval was granted by multiple Committee members to CAC S1 57 for a new 24 x 26 attached garage w/rooms above. Garage will match home, same roof, no plumbing. \$2500 performance deposit and \$200 application fee collected. Sam Reynolds was assigned to the project.

Discussion Items: *After a healthy discussion, John asked the Committee to bring ideas to next month's meeting regarding LBV Carport requirements/guidelines.*

New Business: None

Old Business: None

Next meeting will be Monday, December 9, 2019, at 9 AM

Airstrip – Jon Testut, TA

- AR state indemnification program (see old business discussion)
- We need to fill the cracks in airstrip within the next couple of months. We then need to look into resealing it.

Community Building – Mary Gray, TA

Jon and I met with Mark Patterson who submitted a bid to replace the deck. He discussed the option we chose at the last meeting to widen the deck. Mark assured us he would leave the wall while he removes the existing deck looking good. If the Board agrees to accept his bid, we will move forward with presenting our plans to the ACC. The builder will be starting on deck after Thanksgiving.

The light bulbs were replaced in the stairway, this made a big difference. The sidewalk is in the process of being leveled. Jon reported the sidewalk project will be finished by the end of November.

Covenant Compliance & Review

Kirk Schuenemann, TA – LBV

Working on:

- Horn – clear cutting of unimproved lots – need to discuss a penalty
- Walker – has went to house several times when the truck is there but nobody answers door
- Cannon – has seen small signs of progress, the debris has been moved off the road

OPEN, TA – PMR

Legal and Insurance – Wayne Gunnels, TA

Legal

- Recent discussion to discuss next steps with the tennis courts.

Insurance

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

Library – Mary Gray, TA

Librarian, Pat Testut reports: Nothing new to report. Library is running smoothly. Will be bringing in excess donated books to the Friendly Bookstore in the near future.

Parks and Recreation – Hugh Fenner, TA

Pool – Burton Pools came down and put a plug in the drain. It blew up. They ordered a special one and yesterday, they put it in. We are going to get extra hoses and help the Corp of Engineers to fill the pool to just below where the skimmers are. We are going to mark that and let it sit a week. If it doesn't go down, then the plug will be in there permanently. If it goes down, then Burton comes back and pulls the plug and the people from Indianapolis come down and repair the pool. We must be careful and follow their instructions as to not void the warranty. The pool has been winterized. It was decided to get have the robot fixed in this year's budget for around \$675 instead of next year.

Rec Center – We now have a rowing machine at the rec center. I have rearranged the equipment and a couple of pieces are dangerous that we will get rid of. Also put a sign up to have people sign in so we can see how much usage we get at the Rec Center. The lock has been fixed and so far, it is working.

Property & Marketing – Carrie Webb, TA

- Nothing to Report

Web Design – Carrie Webb, TA

- Nothing to Report

Election – Carrie Webb, TA

- Will have 6 Bios by tomorrow. I need to get an election committee together, so if anyone knows of anyone who is willing to serve, please let me know.

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

Jon Testut, TA (LBV)

- Tractor extended service contract signed/paid and in force. (60 m/2K hrs)
- New overflow brush pile chosen: PMR: Posy Mt Dr & Longhorn (see new business)
- Picked up 2 pallets of salt from county
- Wired and installed Sander/Spreader
- Work in progress for CB sidewalk slab leveling
- Dumpster topic still unsettled
- We have a nail in the tractor tire that needs to be fixed. Jon contacted a guy to come out and look at it. Kirk said he has used plugs on front tractor tires but not the back. After some discussion, Kirk is going to stop by shop in morning at look at it.

Kirk Schuenemann, TA (PMR)

- Usual Repairs

Security Patrol – Russ Lamer, TA

There were no reported or observed, security issues.

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

Social – Mary Gray, TA

We had 65 attend the social last Saturday night. It was a really good social. We had 3 board members there, which was good!

Plans are in progress for the Progressive Dinner on December 14, 2019. People attending will be divided up to 3 homes that will serve heavy appetizers and then at 7:45 everyone will meet up here for dessert.

Tech Support – Jon Testut, TA

- Continued evaluation of needed office computer software/hardware. New budget will be adjusted accordingly. Wayne said it was discussed that we could take advantage of the Black Friday and/or Cyber-Monday sales to get it purchased this year.

Old Business (Status Update):

- Tennis Court Update – Hugh Fenner – Without a legal easement, we cannot do anything. We are waiting for Jon to get with Blacks. Jon said he just sent the thanks but no thanks email to them today. As per attorney, we need to ask for an easement and solve it ourselves (friendly way). If they are not willing to give easement, we need to go before a judge. Jon is to write a letter to Whitney Mountain Lodge (WML) saying now that this board has finalized the decision on this, we request a formal easement. It was also suggested that maybe we can offer them the use of the tennis courts for their guests as a good faith gesture. Jon will share the document with all the board before sending. It is to be sent before next board meeting.

- Beautification Project (Entrance & Comm Bldg Signs) – Jon Testut – Jon has been in touch with Dick Knapp about the signs. He has also talked to WML and the Church about sharing the cost of the sign. No figure yet but is guessing it will be around \$1,700. This is still in the works. Jon will get back with the board when he has more information.
- Community Building Deck Repairs (ACC & Board Approval) – Jon Testut – Patterson was here to do some measuring. We are waiting for a set of plans so we can officially make application to the ACC. The ACC won't be able to turn us down but want to make a courtesy application with them. Then we can get a permit from the County.
- 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.
- Arkansas Recreational Use Statue for Airstrip – Jon Testut – (see handout) Jon handed out a paper titled "Arkansas Recreational Use Statute". The State will cover liability for the Airstrip if the Village opens the Airstrip to the public. Steve Bray and I had an opportunity to sit down and go over this. On the back side, I have listed items that we should be concerned with. Safety, due to people use the airstrip for walking and jogging. If we open up the airport to the public, we might be exposing ourselves to dangerous situations. Also, the Airstrip is an amenity and would take a vote from the owners to change. Thank you, Steve, for bringing it to our attention but we are going to keep it private for now.

Old Business (On-Hold):

- Buildings/Garages with utilities as Improved Lots – on hold
- Rental Surcharge – Jon Testut – on hold
- Lot Sale in 2000 – Carrie Webb – on hold

New Business:

- New Brush Pile PMR (ACC Approval & Neighboring Property) – Jon Testut – Found problems with it – the distance and equipment moving cost. Looking at other possibilities. Kirk said he found a possible other site – the switchback on Elm. There is no county data on it so don't know who owns it. Kirk said there is also property at the end of East Airport, there is accessibility to common property there, but he has not looked at it. Carrie also brought up the 3 parcels at the end of Maple that back up to a cliff. The property is privately owned but thought maybe we could contact owner and maybe switch them with some of our other more desirable property.
- Re-acquire property PMR – Jon Testut – Since we are not using the lot next door for the brush pile, we will not be acquiring. Carrie said that the lot is on Posy Mountain Road, has water coming up to the lot and backs up to common property. People who are wanting to purchase lots in PMR want a little bit of land so by acquiring the lot, our lot becomes more valuable (probably around \$2,000). There is a \$258 in arrears on assessment on the lot. We typically do not take back property. Jon asked if the current owners pay the arrears, the village would take back the property. Jon will get back with the board after he hears back from the owner.

A motion was made to take back the property if the current owner pays all the back assessments.

M/S/C

Russ Lamer/Carrie Webb/Unanimous

- Amending the Covenants under the topic of Intent and Grammatical Clarity – Jon Testut – (see Carrie's handout) In the past we have made spelling and grammatical corrections, but we are going to add an intentional 2 words that will make the meaning of the sentence different. We are putting this out on the ballot for a vote.
- 2020 Maintenance Assessment Folding, Mailing & Stuffing – Tamy/Wayne Gunnels – The invoice date will be 12/11 and be mailed out by 12/13. Mary said she will come up and fold before the stuffing party. Tamy is to let her know when invoices are ready. The stuffing party will be

December 10th at 9am.

- Ballot Preparations – Folding, Mailing & Stuffing – There will be a ballot stuffing party 12/18 at 9am and mailed out 12/19.
- Ballots Mailing – Earliest can Mail: 12/7/19 – Latest 1/5/20 – (Just Informational)
- Assessment Increase (Not on Agenda) – Jon Testut – It has been 5 years since we have had an increase. Jon suggests we increase improved property from \$160 to \$195 and the unapproved property \$112 to \$135. This will help us with keeping up the raising cost of everything and help with other improvements needed. We need to keep our village to what people are accustomed to. There was much discussion on the topic. We need to highlight what we have done at Annual Meeting. The board decided to wait until we can show more of our improvements.

A motion was made to adjourn

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

Adjournment at 7:35pm

The next Board Meeting will be December 9, 2019 @ 6pm.

Jon Testut, President

Russ Lamer

Wayne Gunnels, Secretary/Treasurer

Mary Gray

Hugh Fenner

Kirk Schuenemann

Carrie Webb, Vice-President