

Lost Bridge Village Community Association, Inc.

Board Meeting Minutes

December 9, 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 Carrie Webb

Trustees Absent: Russ Lamer

Approval of Agenda

Motion was made to approve the agenda.

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

Recognition of Members, Visitors, & Comments

Adam and Luther Black – Read his handout titled, “Tennis Court purchase discussion points”.

- A copy of the handout is on the bulletin board at the Community Building.

Carrie told the Black’s we would get back with them by either a letter or email.

A discussion ensued after the Black’s left the meeting. The board decided it was too much information to make a good decision. The topic will be put on January’s Board agenda.

Steve Bray – Nothing at this time.

Comments Approval/Discussion of November 13, 2019 Board Minutes

Motion was made to approve November 13, 2019 Board Minutes

M/S/C Carrie Webb/Mary Gray/Unanimous

Treasurers Report – November 2019

Checking/Savings

1000 · CASH IN MONEY MARKET - 0172	38,303.61
1001 · CASH IN CHECKING - 7265	9,557.76
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	77,417.96
1010 · BUILDING DEPOSITS	<u>27,225.00</u>
Total Checking/Savings	193,245.94

November Profit and Loss - Actuals vs. Budget

	Account	Nov. Actuals	Nov. Budget	\$ Diff
Assessment Income	4000	\$336	\$1,600	-\$1,264
Late Fees Collected	4090	\$35	\$100	-\$65
Donations		\$0	\$83	-\$83
Total Income		\$626	\$1,933	-\$1,307
Maintenance	7200	\$3,484	\$2,882	\$602
Rec Center	7400	\$1,767	\$305	\$1,462
General & Admin	7500	\$4,730	\$6,617	-\$1,887
Community Building	7600	\$475	\$1,012	-\$537
Roads	7700	\$846	\$868	-\$22
Capital Improvements	7900	\$0	\$0	\$0
Total Expenses		\$11,301	\$11,684	-\$382

November Year-to-Date Summary

YTD - Nov. Actuals	YTD - Nov. Budget	\$ Diff	2019 Annual Budget
\$194,550	\$199,800	-\$5,250	\$200,000
\$4,179	\$5,000	-\$821	\$5,000
\$9,933	\$9,167	\$766	\$8,200
\$217,894	\$220,621	-\$2,726	\$221,050
\$45,721	\$55,044	-\$9,323	\$57,824
\$31,464	\$32,518	-\$1,054	\$32,775
\$75,829	\$91,855	-\$16,026	\$97,255
\$7,214	\$11,210	-\$3,996	\$12,230
\$7,366	\$14,498	-\$7,132	\$15,374
\$13,388	\$5,400	\$7,988	\$5,400
\$180,984	\$210,717	-\$29,544	\$221,049

Income:

- ~ Assessment income was behind of budget for November. YTD assessment income is now 97% to budget thru Nov
- ~ YTD total income is -\$2.7k behind budget or -1.2% thru Nov

Expenses:

7200 MAINTENANCE

- ~ Total LBV Maintenance for Nov was above budget by +\$600k. Tree trim, Misc work, Snow work were drivers.
- ~ Maintenance is under budget by -17% for the year

7400 RECREATION CENTER

- ~ Recreation Center was ahead of budget in November, but trending -3% for the year
- ~ Rec Center Maintenance/Repair (\$738) and swimming pool repair (\$667) were expenses in November

7500 GENERAL AND ADMINISTRATION

- ~ Total Gen/Admin is trending below budget by -17% for the year
- ~ Unused Legal and budgeted posting expense were the factors for being below budget in Nov

7600 LBVCA COMMUNITY BUILDING

- ~ Total Community Building was below budget in Nov, driven by lower maintenance, repair, electricity
- ~ Total Community Building is below budget by -36% for the year

7700 ROADS

- ~ Total Roads was on budget in November and is trending -49% for the year

TOTAL EXPENSE

- ~ Total expenses was on budget in November. Expenses for the year are -14% below budget

Motion was made to approve November's Financials.

M/S/C

Carrie Webb/Kirk Scheunemann/Unanimous

Officers Reports:

President – Jon Testut

Budget

After several twists and tweaks, I believe we now have succeeded in solidifying the budget numbers for the 2020 fiscal year. And none-too-soon, as this is the last board meeting of the fiscal year and we are wanting the budget to be in place now. Thanks to the Board members, especially Wayne, who put in much time and energy in researching, collecting and clarifying the budget items needed to complete the document.

The little things...part two

This month I am proposing a Thank You for special people who have gone the extra distance to better the environment and make our lives a bit more pleasant. As in the past, I would propose that we consider a congratulatory gift for two areas of our organization. One being the Second Wind Band

organized and led by Ted Tidwell and the Library, headed up by Librarian Pat Testut. We ought to recognize the outstanding job they are doing, and have done, both in the light of day and behind the scenes, all of which helps to make the village a wonderful place to live. I will bring this up for discussion later in this meeting under new Business.

Vice-President – Carrie Webb

- Nothing to Report

Trustee Reports:

ACC Liaison – Jon Testut, TA

December 9, 2019 Meeting – 9am

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

Applicants Present: Herman Escobedo and Amber Raber along with their South West Homes representative, Bill Oliver, presented plans for a new home in Posy Mountain Ranch Unit 11 Lots 525 and 526 (off Appaloosa). Total number of lots owned 522 through 527. A utility easement release will be presented to the LBV Board for their approval as home is being built across lot lines. Survey, perk test and well will be completed by SWH. New home will be 1683 square feet, built on a slab and have James Hardie siding and architectural shingles. Property owners stated that they plan to add a detached garage in the near future (possibly next year). Owners were given permission to stay in their camper on site while the home is being completed but not until septic operational. Upon approval of easement release, a \$5000 performance deposit and \$200 application fee will be collected. Jeramy Webb was assigned to the project.

TA Report:

- Covenant violation at FHS B1 25 & 70. Jim Haguewood suggested that we have our attorney send a letter.
- Finding a new location for the Brush Pile is still being researched.
- Relocation of the gazebo to the esplanade on Lodge and refurbishing LBV entrance sign. Subject projects do not fall under the Architectural Control Committee's jurisdiction, but a building application will be submitted as a courtesy to the Committee.

Chairman Report: John received an inquiry from MOU S4 2-3 (property owner on Black Oak) regarding building a detached garage. Property owner was advised to get a survey before presenting plans to the ACC Committee.

Discussion Items: John once again asked the Committee to bring their ideas to next month's meeting regarding LBV Carport requirements/guidelines.

Jon Testut suggested that before changes are made, there should be a period of time for rules to be in place to judge the impact on the Village and its residents. Discussion was tabled for future dialogue.

Next meeting will be Monday, January 6, 2020, at 9 AM

Airstrip – Jon Testut, TA

- Need to do crack filing soon

Community Building – Mary Gray, TA

The deck replacement is scheduled to be the last part of November. The carpets in the entire building have been cleaned at the cost of \$596. The deck rebuild will be starting next week.

Mary asked Wayne if the donations she has received if it is to be used for the new deck. He said there was enough in her budget to pay for it and she should use the donations for inside the building. She wanted to use the donations to purchase blinds for downstairs. Wayne suggested she call Budget Blinds.

Covenant Compliance & Review

Kirk Schuenemann, TA – LBV

Working on:

- Clear cutting of unimproved lots on Pine – need to discuss a penalty.
- Went to house at 11776 Dogwood several times when the truck was there but nobody answers the door.
- 11486 Cedar Dr – has seen small signs of progress, the debris has been moved off the road.

OPEN, TA – PMR

Legal and Insurance – Wayne Gunnels, TA

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: Nothing to report

Parks and Recreation – Hugh Fenner, TA

Rec Center/Pool – Filled up pool to Burton’s requested level. Marked level on the pool sides and took pictures. 2 days later water level had dropped 2”. 15 days later dropped 8” in the shallow end to 12” in the deep end. I again took pictures and reported results to Burton Pools. They have forwarded the pictures and information to Aquatic Renovation Systems (the liner installer) with Burton Pools the primary contractor. We have to follow this procedure to not void the warranty.

The pool scrubber is being repaired and will be ready for pick up next week.

Tennis Court – Nothing to Report

Property & Marketing – Carrie Webb, TA

- Nothing to Report

Web Design – Carrie Webb, TA

Please take a minute to look at the complete, new website and provide me honest feedback. It still has a few things to be added/completed but is certainly on track for completion in the next couple weeks.

Nothing further to report.

Election – Carrie Webb, TA

- The committee is formed
- Bio’s are in
- A date for printing, stuffing (18th) and mailing (19th) is set

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

Jon Testut, TA (LBV)

- Picked up additional rock salt
- County delivered additional sand
- Work completed for CB sidewalk slab leveling
- Dumpster topic still unsettled
- Brush dump location still undecided
- Leaf vacuum trailer in operation

Kirk Schuenemann, TA (PMR)

- Nothing to report

Security Patrol – Russ Lamer, TA

On 11/23, a disabled vehicle was left on Village property next to the Community Building. The Sheriff's office marked it for tow on 11/28 while responding to the report of gun shots being heard near the Maintenance building; nothing was found. The vehicle at the Community Building was finally removed by the owner on 11/29.

On 12/2 a resident noticed a suspicious vehicle behind his residence on Buckeye Rd; the occupants were asked to leave the area.

Please remember, the Sheriff's department can't help keep our community safe without the help of concerned citizens. Please call them anytime you see anything suspicious, they are glad to come out and check. Feel free to contact me if you have any questions or concerns.

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

Social – Mary Gray, TA

The Progressive Dinner is scheduled on December 14, 2019.

Mark your calendar for the February 1st social. Music will be provided Mike & Marty.

I think it would be nice if the board members attend our socials. It is a great time to visit with members of our community.

Tech Support – Jon Testut, TA

- Community Building security camera purchased...to be installed
- Purchased Admin Computer with QB upgrade...to move to assist. position
- Assist. computer to President's office
- Internet access for rec center still unaddressed
- Carrie will be checking the Office Phone/Internet bill – a copy of the last bill is in her box

Old Business (*Status Update*):

- 2020 Budget – Wayne presented the 2020 Budget.

After some discussion, a motion was made to approve the 2020 budget.

M/S/C Carrie Webb/Mary Gray/Unanimous

- Beautification Project (Entrance & Comm Bldg Signs) – Jon Testut – We are looking at 4 signs. 3 will be at the entrance off 127 to Lodge. At the top will be LBV, the next line will be shared (side by side). Jon showed an example of what the sign will look like. The Church will be on one side and Whitney Mountain Lodge (WML) on the other side. Our share will be \$1,116, WML's share is \$480 and the Church's is \$567. We have another sign that is out front of our building included in the \$1,116. I already have a verbal agreement with Adam and the Church.

A motion was made to go ahead with the signage at the cost of \$1,116.

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

- Community Building Deck Repairs Dumpster – Jon Testut – The village trailer will be parked up behind the Community Building for the debris. Carrie will be taking it to the dump.
- 2 yd Dumpster at MX - Price Update – Jon Testut – The cost will be \$80 a month. Kirk said we

have a dump truck and suggested it would be cheaper to run the excess trash couple times a year; there is not that much trash down there.

- New Brush Pile – Jon Testut – The new proposed brush pile is in China Hollow on Arabian. China Hollow is connected to 115 acres of common property. This area is where there is a lot of 4-wheeling so we would need to have some kind of gate. It was suggested we create berms on each side of the gate since the gate is about 16’.

A motion was made to start using China Hollow as the new brush pile with the current one to be closed in the future.

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

Old Business (On-Hold):

- Tennis Court Update – Hugh Fenner – on hold until easement
- 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:

- Release of Lot Line Easement PMR U11 525-6– Jon Testut – The ACC would like approval of a lot easement (526 & 527) for a new house being built on Appaloosa.

A motion was made to approve lot easement.

M/S/C Carrie Webb/Kirk Scheunemann/Unanimous

- Amending the Covenants under the topic of Intent and Grammatical Clarity – Jon Testut – See Ballot Preparations below.
- Ballot Preparations – Info needed for ballot:
 - Amending the Covenants under the topic of Intent and Grammatical Clarity-Carrie will get with Tamy tomorrow with the information needed for the ballots

A motion was made to adjourn

M/S/C Carrie Webb/Mary Gray/Unanimous

Adjournment at 8:28pm

The next Board Meeting will be January 13, 2020 @ 6pm

Jon Testut, President

Russ Lamer (absent)

Wayne Gunnels, Secretary/Treasurer

Mary Gray

Hugh Fenner

Kirk Schuenemann

Carrie Webb, Vice-President