

LOST BRIDGE VILLAGE COMMUNITY ASSOCIATION, INC.
12477 Lodge Drive, Garfield, AR 72732
Board of Trustees Regular Meeting
October 12, 2015 6:00 P.M.

Trustees Present: Steve Bray Ken Buchheit
Ellen Rinard Randy Haley
John Wilson

Trustees Absent: Jon Testut, Melvin Schoonover

Visitor(s) in attendance: David Myers, Grady Allen

The Regular Board Meeting was called to order by Vice President Steve Bray at 6:00p.m.

Approval of Agenda as presented:

One addition per Steve, at Jon Testut's request – Set budget meeting date. Steve will add this as 1st item under New Business.

John Wilson brought up that he'd like to see an update on the Collections Report. Per Ellen, this will be covered in her report.

Motion to approve the Agenda as amended:

M/S/C Ken Buchheit John Wilson Unanimous

The Minutes of September 14, 2015 were approved as written.

Motion was made to approve the Minutes with the TA reports attached as they were not inserted into the September's minutes:

M/S/C John Wilson Ellen Rinard Unanimous

Member Comments:

David Myers – he would like to speak later under Old Business on the Clean-Up, plus he has a couple other items. First, why did we do a \$900 survey on a piece of property that Jim Mack gave to us? Answer: John Wilson said the seller asked us to do the survey to identify the boundaries of the parcel. David: why didn't we just do a detailed title search? Steve: Jon Testut was driving that effort so he'd like Jon to be able to respond on this issue. (See Post-Meeting Comments, after signature section at conclusion of these Minutes.)

Secondly, something that has to do with transparency: without the "Bills Over \$200" report you can't see how the money is being spent. David feels this money should be reported as received. Steve Bray responded that those additional/individual financial reports are available upon request.

Grady Allen – he's here to find out the intent of the Board for the garden at the entrance to Lodge at 127. The Garden was Paula's vision and Grady and Paula invested \$1000 of their own money and would like to make sure it's taken care of. They've heard they're no longer allowed to take care of it. Grady and Paula want the opportunity to manage and care for the garden. Steve's response: his understanding is that the intent is to have just that plot of ground be a part of the Village since it represents the Village and is identified with the Village and makes sense for it to be a part of The Village. He is not aware of any plans for how it is to continue to be maintained, nor is he aware of any

reason why the Village wouldn't accept volunteer offers to maintain it. Grady: Paula talked to Ken Buchheit and Randy Haley and heard she was not wanted in the garden. Randy asked who the person was who said that, because it was not Randy who said it; if Paula wants to volunteer for it that's fine, she can maintain it.

Steve: Does any member of the Board present have any additional knowledge having been said relative to the garden? Ellen: there has been no discussion in any board meeting about Paula and Grady not being allowed to maintain it.

Grady: He and Paula want in writing from the Board that they can take care of it for as long as they live in the Village. Steve: the piece of property is not ours yet so we can't do that just yet. There was some additional discussion. Steve: we can't make any guarantees at this point. Grady: do we know the closing date on the property yet? Steve is unaware of it.

John Wilson suggests a motion be made later in the meeting to acknowledge Grady and Paula's work and volunteerism.

FINANCIALS - Ellen Rinard, Treasurer: Ellen reported, as of September 30:

Cash in checking	\$16,088.11
Cash in money market	\$65,530.75
Cash in capital improvement	\$12,578.88
Cash in contingency fund	<u>\$27,545.16</u>
Total	\$121,742.90

YTD info

Income \$165,794.70 against forecast of \$172,400.00. Actions being taken by Ozark Collections may help get to budgeted amount; also Ozark is consulting with their attorney in order to proceed with foreclosure actions on some old accounts. John Wilson pointed out that a legal judgement and liens is also part of the process. Ellen: we'll check with Melva this week on this.

Expenditures with 75% of year completed (percentage spent in parentheses):

Maintenance	\$21,344.14	(71.87%)
Rec Center	\$24,345.20	(79.5%)
Gen / Admin	\$48,953.88	(72.38%)
Comm Bldg	\$ 7009.18	(76.19%)
Roads	\$ 3995.13	(41.49%)
Capital Imp	\$ 8581.27	(100%)

All but \$500 of these expenditures were covered by insurance payments for hail and lightning damage to rec center and comm. building.

Ellen explained that the reason we quit doing the "Bills Over \$200" expenditures was because they had already been paid so there seemed no point to approve those expenditures after the fact. There was some discussion. David Myers interjected that the Over \$200 Bills still provides visibility, and that the auditor may wish there to be as much transparency as possible.

Grady feels anything over \$200 should wait to be paid until after the Board meeting, which would then give all Board members the opportunity to see and approve these larger amounts.

Ellen: Nothing gets paid here without Marty matching it up to invoices or without a second signatory seeing it. We question even \$2.00 expenditures sometimes. If we started the process of not paying anything over \$200 until after a Board meeting then things like payroll wouldn't get paid. The financial report is in the Minutes which are posted online.

Continuing with her report, Ellen reported that total overall expenditures are at 66.86% of budget. We are coming into snow season and propane season.

Depreciation expense is a separate line item (not a cash expenditure).

Of note, payments for Benton County taxes during October will total \$10,000.

Motion was made to approve the September Treasurer's report:

M/S/C John Wilson Ken Buchheit Unanimous

OFFICER REPORTS:

President, Jon Testut – Steve submitted Jon's written report in Jon's absence:

Absence:

My apologies for not being able to attend this evening's Board meeting. I have a rare opportunity to be with our 7-year-old grandson in northern Illinois. I am sure Steve will handle matters successfully, and to John Wilson's delight, things may go smoother and faster. I will be back in the office on Wednesday.

Ballots:

The Maintenance Assessment increase campaign has almost ended (10/19). Ted Tidwell will be counting and announcing by October 26th. The word on the street is that we are looking good. Ballots returned to date is greater volume than last year. Over 25 VOTE YES signs have been distributed throughout the village in hopes of encouraging community members to vote, as each vote counts. I believe we have made a strong case for the increase, and we can only hope that the community has heard our reasoning and will support our efforts. Note that as of last week, we received 45% of the ballots that were mailed out.

Steve commented that the VOTE YES signs were produced at Jon's own expense.

Vice President, Steve Bray – Nothing to report.

TA Reports:

ACC, Jon Testut, TA – Submitted report in his absence:

ACC met on October 5, 2012

Present: Gary Hearron; Richard Brundage; George Naidl; Jon Testut (T/A)

Absent: Hugh Wagner, Bob Wright, Wally Ake

Guests: Jim Haguewood

- ACC Member resignation: Gary Hearron, effective 12/31/15
- Ongoing narrative with BC Planning Dept. regarding agreement to inspect LBV building projects at our direction. See Final Agenda addendum.
- Added "No Metal Carports" in appropriate places in BS&P for clarification.
- BS&P to be reorganized in Alpha order with Table of Contents.

- Will correct BS&P Swimming Pools article to include Spas to reflect BC/Arkansas Board of Health requirements.
- Absent ACC committee members required to submit reports for inclusion in monthly meetings.

Current Activities:

- Crawford, 21281 Black Oak Drive: New house construction at with no apparent garage or carport. No response to letters; Feb. 16, 2016 deadline/No activity/Materials Violation letter sent.
- Trailer remodel project at 11777 Hickory: Slow/steady
- Ronnie Schauf, Black Oak, New home: neighborhood settled down after major objections to squeezing the house onto undersized property (Board approved)
- Wilcoxon, 21441 Black Oak, replacement/larger deck
- Cook, 11765 White Oak, new deck

New inquiries:

- Briman, 10645 Cedar Forest, request stand-alone garage on separate lot: **ACC denied**
- David/Carla Dill 11686, Deck reconstruction, w/ electric: **ACC approved**
- Garrison, 21283 Pine, new 12'x16' detached deck: **ACC approved**

NEED BOARD ACTION (See Agenda under New Business)

- Gaskill
- Warren
- Coleman

ACC Building Project Inspections – Jon is currently involved in the investigation of Benton County's refusal to follow what was thought to be an agreed upon procedure for compliance to BC building codes and LBVCA Covenants. The evidence so far is that BC was willing to wait to issue a Building Permit to Lost Bridge applicants until LBV ACC gave approval. But now (after possibly 2 years) BC is claiming it cannot delay a permit holder asking for a *Final Inspection* (and subsequently a Certificate of Occupancy (CO)), even if that permit holder has failed to comply with LBV ACC Building Standards & Practices requirements. They are not about to enforce our Covenants. Thus the leverage that we had to compel an owner/builder to comply is lost to BC's claim (notwithstanding our Performance Deposit, held until LBV ACC Final Approval...which may not be enough incentive on larger projects). And to compound matters, BC had a contract created but left unsigned due to their unwillingness to enter into an agreement with an un-incorporated village (LBV). My latest unresolved conversation with the BC Administrator for Building Safety Division leaves me expecting that I will have to request our lawyer to look into this matter. I will advise.

Airstrip, Steve Bray & Melvin Schoonover, TAs – Nothing to report.

Community Building, Melvin Schoonover, TAs – In Melvin's absence, Marty reported that Melvin arranged for a cleaning lady to come in twice this month to clean the Community Building and for weekly trash pickup by The Trash Mann also for this month, while Melvin is away. She pointed out that The Trash Mann will only pick up here at the Community Building so any trash accumulated at the Maintenance Building or Rec Center will need to be brought up to the Community Building dumpster before Wednesday morning each week this month.

Covenant Review, Randy Haley, TA – Randy reported there is one issue pending out in Posy, but nothing new to report. (See Old Business.)

Legal & Insurance, John Wilson, TA – Nothing to report.

Library, Ellen Rinard, TA – Nothing to report.

Parks & Recreation, Steve Bray, TA – Nothing to report.

Political, All Trustees – Nothing to report.

Property & Marketing, Ken Buchheit, TA – Ken reported:

Properties:

The easement request for the Schaffners is almost complete, but there are still a few items being discussed. After our visits with the county, we learn that these reserve properties are not uncommon. We found a few in Lost Bridge Village, and we might find more.

The matter regarding properties purchased by Mr. Calleros on West Airport Drive has not been resolved at the time of this printing. LBVCA is shown as owner, complete with tax bill, but other county records list Mr. Calleros as owner. Marty informs us that Mr. Calleros does not want to own them, “Unbuildable”, and asked that his investment be returned. To my understanding, LBVCA did not receive any money to begin with, and has no budget to purchase these. We have sent a letter to Gloria Peterson at the county tax collector's office explaining why we cannot pay the tax bill at this time. Their office is conducting research. If Mr. Calleros is proven to be the owner, and he is willing to deed these to Lost Bridge; I am of the opinion that we should consider accepting. There will be some (\$\$ hundreds) dollars needed though. If the board has a few moments to inspect, these are lots # 54 & 55 MOU S5 on West Airport Drive.

We have received an offer for a lot on Redbud, # 46 FHS B2. After discussion between Marty, Jon and myself we decided to hold at or very close to our asking price. Again, no details to report at the time of printing.

We have a few potential residents interested in moving to the area. One is looking to build in Whitney Mountain S2 but has not finalized purchase. There is a matter of water and sewer, which is being explored. After speaking with them, I contacted the Benton County health dept., to discuss options for waste water. Having been directly involved with septic and step systems for many years, I am fortunate to have contacts with the county. They have been very helpful and I hope this helps us to address many other lots in the village also.

The two lots in Posy Mountain that we considered purchasing at the state auction in June were purchased in September through post auction. I will try to contact the new owners to learn their plans. We have in inventory a lot that they 'need' to connect to theirs. Ours has good title, but they bought theirs very cheap. We'll see.

Another in Posy Mountain is in the works. Again, nothing to do with our marketing, but still activity. I visited with a builder who is working on the plans; once again, I have no details to report.

Marketing:

Our Facebook Group page has attracted a little attention, nothing real exciting yet. There are a few realtors who post occasionally and !! United Built Homes has posted some information. I met with sales rep Kim Billings to help sell the Lost Bridge area. She gave me a tour of their models, any of which we would love to see in our community. I hope to meet with her at Lost Bridge sometime soon. There is another similar builder that I met with a few months ago, I plan to revisit their office also.

Steve asked why is Facebook as a Group page which prohibits non-members from accessing it. Ken responded: for what we're doing it had to be a group page, as an open group, but the new “member” must be accepted by us first. Ken will look into this.

I have begun looking into advertising for ideas and costs, and will be meeting with a few people next week. I am hoping to have some good information soon. If any of the board or friends have suggestions to advertise with minimal expense; please advise.

I have been a little slow to appraise and offer many of our lots due to the lack of water and or sewer available to some of these. As some of you are aware, the original intent of Sherwood Crane of Lost Bridge Village, Inc. was to provide water and sewer to the communities in the Lost Bridge area, and water only to Posy Mountain Ranch. Many of these lots cannot sustain a septic and or well, therefore they cannot be used for residence without combining several. We hope to work out an affordable alternative to help with this.

We do have some very nice lots to offer in a beautiful area. We should be seeing some growth soon. Almost everyone I speak with believes the new road will help bring interest to Lost Bridge. With all of the activities and events, and some marketing, we might help bring in some new residents to help keep the area the wonderful place it is.

Ken also commented that it may be good for us to talk with more realtors about how we can market with them. Ken will do more research.

Steve: What is the status of the www.lbvca.properties website? Ken: Don't have enough stuff to put on it yet.

Roads and Maintenance, Randy Haley & Jon Testut, TA – Randy reported that he has started road repairs in Posy Mountain, specifically on Tenderfoot, Longhorn, Blackberry, Dewberry, Raspberry, and Elderberry with Elderberry needing a load of red dirt to fill a low spot at the entrance; cost would be approximately \$179, including tax (about 18 yards worth of material). Randy pointed out that he and Ken are using their own personal equipment to do these road repairs. Village equipment and resources are not being used.

Also, we will need to discuss the additional salary for a helper when we start cutting back the limbs from over the roads, as that needs to be a 2- to 3-person job but on a very temporary basis.

Ken asked how many hours might be needed for the extra person. Randy: maybe 20 hours in a week. Steve: would it be using heavy equipment? Randy: No, just limb saw. Steve: would this be an opportunity to get some of the Posy folks involved in working out in Posy? Randy: We can try.

David Myers: The flailing machine will cut the side brush 6-8 feet high. Randy: We're talking about overhead tree limbs.

Jon's written report:

- Benton County has commenced repairing the major road deficiencies: Dogwood and White Oak/Dogwood have been completed already.
- Clean-up successful. Three days, three dumpsters (1 metal, 2 trash, 1 cardboard)
- Completed refurbishing of old maintenance shed doors and frames, except for paint, which will be this month.
- Compiling an expense review for Budgeting.
- Equipment in disrepair. Need repair/replace. (Tractor; bush hog mower; street broom, sickle bar mower.)

Security Patrol, Ellen Rinard, TA – Ellen reported that Phil Williamson reported that some vandalism occurred October 4th along Lodge Drive. Damaged were mailboxes, some real estate signs, and decorative items. Sheriff was called.

Phil called the LBV Office to see if there's any budget to have a couple signs made up that could say something like "24-hour Surveillance Maintained", which was recommended by the Sheriff's Dept. (even if we don't actually have any surveillance equipment in place). The signs would be posted at the entrances to Lodge Drive.

Also, Harry Hosier stopped by the office September 30th. He said Chuck Riggle is out of action on Security Patrol for a while due to knee surgery. Harry is volunteering to fill in as Security Patrol for Chuck, and Harry gave Marty the signed Volunteer Agreement. Harry said he'll continue in this capacity as long as he's needed.

One resident approached me with a question as to why people aren't made aware when these (vandalism) events occur. Discussion for board?

John Wilson: Since the Minutes will show the TA report with any indications of vandalism, etc., people can read about it in the Minutes.

Grady Allen commented that the Board may not want to notify the village at large as there may be a privacy issue. So instead just tell the Security Captains so they're aware of it.

David Myers confirmed Phil's report as David was the one who called the Sheriff's Dept. The Deputy said surveillance signs make a difference, a deer camera would catch the license tags, and Neighborhood Watch signs make a difference too.

Steve commented that when the Security folks drive around he hasn't seen them stop and chat with folks (as a gesture to get to know the people they're providing security for). Additional discussion. Ellen suggests there be further discussion on this issue and involve the Security Captains too.

Ellen: Do we want to allocate funds for security signs? Steve: This would be a good topic for the Budget meeting. Ken: If we wish to purchase these signs this year, let's discuss in New Business, along with use of Unspecified Donations.

Social, Ellen Rinard, TA – Ellen reported:

Fly In final figures:

Incoming from food sales	\$1,107.45	
Incoming from drone tickets	<u>\$ 199.00</u>	
Subtotal	\$1,306.45	
Less expenses:		
Expenses for food	-\$ 680.74	
Expense for band carpet	-\$ 134.03	(this will be used many times in the future)
Jon for 1/2 drone cost	<u>-\$ 50.00</u>	
Subtotal	-\$ 864.77	
Net profit	\$ 441.68	

Leftover buns and some juice boxes donated to God's pantry; a box of hamburgers and 2 packs of hot dogs are in freezer at rec center (some used to help feed clean-up volunteers)

Next social event will be November 14, with "The Mike and Marty Show" and a chili dinner.

Fall Clean-Up:

\$693.00 cash received
\$270.00 checks received
\$963.00 Total donations
-58.67 cash reimbursed by/to David for donuts and Sunday lunch supplies
\$904.33 net

We'll also be receiving rebates (I don't know how much) at some point from:

- USA Metals (could be anywhere from \$100 to \$500???)
- Batteries Plus (David thought maybe \$30???)

As far as other expenses go:

- Waste Management's bill will be about \$940.00, unless they charge us an additional \$150.00 to replace a dumpster at David's request. (They arrived with no pre-call and David was not down there. He got there as they were off-loading the 2nd dumpster, also to the wrong place, and he had them reset both in the right place. WM should have called us first so hopefully they won't charge us the reset fee.)

Summary, there should be a small profit depending on rebates and WM's bill. Thanks to David Myers for organizing this. Ellen invited David to give his input.

David commented that he was glad to see this was reported under Socials as this was an all-Village event. Brian Bostian was very helpful at the event. Regarding re-setting dumpsters, the metal recycle guy was the only one who mis-set his dumpster and David got him to reset it for no charge. WM hadn't placed any before David got there, so there'll be no charge. David reported that some villagers volunteered at the BC clean-up in exchange for Benton County taking our hazardous waste material. Wendy Cravens of BC Solid Waste District said they would be setting up collection centers for tires, etc., in Rogers and a few other places. One of the good things about the LBV clean-up is our volunteers do go to people's homes to haul out big items.

The Board thanked David for his report. David thanked Ellen for the fresh-baked cookies she brought to the Clean-Up; the volunteers appreciated it.

(At this point visitors Grady and David left the meeting.)

Tech Support, Jon Testut and Steve Bray, TAs –

Jon's written report:

- Purchased 2 licenses of QB Pro 2015 and received QB Pro 2016 as a promotional bonus at no additional charge. Actually, purchase price was substantially less than originally quoted (cool beans).
- Installed QB Pro 2015 on two office computers. Will wait to upgrade to QB Pro 2016.
- New internet service provider in place and functioning at increased access speeds as expected.
- Downloaded QODBC program to be able to link Access Database with QuickBooks.

Steve reported:

- New Access Database:
Enhancements and changes are continuing as Marty comes up with additional suggestions. I would invite Marty to provide her comment to the Board. (See New Business.)

- QuickBooks Upgrade: Jon has installed QB 2015 and Marty is using it.
- QODBC Driver
Jon has downloaded the QODBC driver on both machines but has not purchased the paid version yet. Due to other commitments I have not had much opportunity to do much since the last report. I will be working with Marty to generate the invoices once we know the results of the assessment increase vote.

Water & Sewer Liaison, Melvin Schoonover, TA – No report.

OLD BUSINESS:

Fall Clean-Up – (See above.)

Lot Sales and Lot Sales Procedures – Ken needs additional information before he can place a value on the LBV lots for sale. He and Jon discussed that since Marty receives the initial phone calls let her handle the initial contact instead of passing caller along to someone else, unless that is needed. There was some discussion regarding the required approval by a Board member, preferably the President when available.

Perpetual non-exclusive easement agreement for Schaffners – Jon's written report:

The effort of this Board to provide the Schaffners with a perpetual non-exclusive easement between Moulder Hollow Lot 73 and Country Club Lot 41 has turned into quite a study in detail. From incorrect surveys to erroneous map notations to hammering out the finer points of the legal concerns, we believe we have the document close to being ready for signatures. And not to forget, special thanks to Marty for her keen eye and attention to detail.

Procedure for Enforcement of Covenants/ refurbishing targeted properties -- John handed out another copy of his Procedure sheet.

Ken suggested that under item F, dealing with attorney authority, A, B and C make sense but D and E do not. John responded: make D a (2) and E a (3).

Ellen: where is explanation of push pins and where they will be housed, and who is to maintain that?
Steve: take push pins out of the process and put them in the legend area. Ellen: who will maintain the pushpin board? Steve: John will unless anybody else volunteers to do it.

John: He will make the changes under F, and the removal of the pushpins with their move to the Legend. Ellen suggests also include explanation of the pushpins, and that the maintainer of the pushpin board should be the Covenant TA.

Ken: I think we need a letter sent to a PMR violator (re squatters) urgently. Steve: this Procedure document is just an aid; we don't need approval tonight on it in order to move forward on covenant violators. Ken: our attorney was asking for some procedures. John will make the minor changes, forward it to Ken, and Ken can forward it on to the attorney.

Motion: Ken made a motion to table this to next meeting. John W: don't need to vote on tabling an item. Steve; don't need a motion; we'll table this to old business at the next meeting.

ACC project process – (See President’s Report, above)

There was some follow-up discussion on this topic. John Wilson suggests that we could, in addition to withholding the performance deposit, send a letter to the violator and indicate that if the violation is not cured within a set time frame a lien will be placed on their brand new home/property. Our expense for attorney involvement might initially be covered by the performance deposit. Once owner gets the Occupancy Permit from the County without complying with Covenants and BS&P they are in violation. John suggested that we add to the ACC procedures that release of the performance deposit is contingent on compliance with LBV’s Covenants and will be forfeited if not in compliance. Once the performance deposit is forfeited they would not get it back even with later compliance.

Steve will ask Jon to get back to ACC; no action by Board at this time. Tabled for Old Business at next meeting.

Quorum Court attendance – Due to Jon’s absence this is Tabled until next meeting.

Status of notice to Health Dept. regarding Aster Drive squatters – Ken called Joyce Higgins of Benton County Environmental Health (BCEH). She said her department has issued a citation but only for trash and trash burning at that location. Since the squatters have no water there’s no citation for lack of waste water. There’s nothing else BCEH can do. Steve: but what about occupying a building without a permit? Ken: the county building inspector has been out there and written citations for the building but the building is small enough that they don’t need a permit, but the inspector is looking at other options, like the fact that they’re raising children in there. The building inspector will remain involved.

Per Randy and Ken, according to the guy there, he’s buying the property from Andrew Poor and has permission from Andrew Poor to live there.

There was some discussion as to whether or not this constitutes a covenant violation or not. Randy suggested we could involve the Beaver Watershed Alliance as they have contacts with the Corps, etc. Steve says this would be an ACTION ITEM for Jon to follow up with BWA. Steve: this is where we should immediately issue the violation against the current owner. This is so egregious we have to move forward. We don’t need board approval to write a letter. John Wilson to write the letter and send it, and copy the Office on it for the files.

Tabled Items from Previous Meeting:

Property surveys for new home construction – Marty summarized what the issue was (neighbor disputes over Ronnie Schauf’s construction of a new home on Black Oak) and builder Mike Botson’s suggestion that the ACC require property surveys be done for new home construction to help avoid neighbor disputes in future.

There was some discussion on this topic. Suggestion was made that it is a property owner’s responsibility to do their own due diligence, but, at a minimum, the ACC could strongly recommend a survey be done before a house is built. The Board discussed it further and determined it is not the Board’s prerogative to require this but they would recommend the ACC recommend it. [Action item for Jon to take to the ACC.]

New Business:

Budget work session – After some discussion as to board member availability, the budget work session was tentatively set for Nov 5th, 6-10 pm, in the Village Hall. (No work session needed in October. The next Board meeting will be Nov. 9th.) Steve encourages as much discussion via email before the Budget meeting on Nov. 5th. Ken has a few ideas he’d like to share that way.

Viability of 2 older village gazebo structures –Jon’s written report:

I am commencing efforts to reclaim and refurbish the two entrance Gazebos that have been the symbol of Lost Bridge Village. The first one, located at the intersection of Lodge Drive and Oak Shadows (on a small triangle of land), has already been refurbished and the owner of the land it sits on has given permission to remove it. I am waiting for the completion of the Esplanade land deal so that we may proudly place it at the Lodge Drive/127 entranceway to the Village. (BTW, the survey has been completed.)

The second gazebo was removed from the center of the intersection of Hwy. 127 and Slate Gap Rd. to Luther Black’s property many years ago. It is in poor shape. I will be commencing negotiations to retrieve and refurbish that structure with Mr. Black. (Possibly, just maybe, convincing him to allow us to display it on that corner point of land.) I will keep the Board posted on my progress.

John Wilson: was there consensus that we want to refurbish these? Steve: one has already been refurbished. The un-refurbished one is quite dilapidated plus we don’t know where it could be moved to. Suggestions: on Lodge somewhere, Posy Mountain, Cedar Forest (John says not in Cedar Forest – no place for it, not wanted).

Marty pointed out that the gazebo is a registered logo for the Village.

No action on this topic but there was some further discussion.

Security/Security Cameras and Security Signs (Vandalism on Lodge Dr. Sunday night 10/4) --
Jon submitted written comments:

Mailboxes and street signs were vandalized on Lodge Drive Sunday (Oct. 4th) night. David Myers was in contact with detectives from the Sheriff’s Dept., and their suggestions were: more security patrols; more visible magnetic signs on security vehicles; more Neighborhood Watch street signs, security cameras and/or deer cameras.

Ellen can discuss this with Jon regarding resources for signs to obtain some pricing.

Steve – we could use Unspecified Donations for this. Also, be aware we should try to use all donation monies by year-end, although it’s not a problem to carry these funds into 2016.

Motion was made to authorize expenditure from Unspecified Donations towards the purchase of security signs as determined by Ellen and Jon.

M/S/C	John Wilson	Ellen Rinard	Unanimous
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Board of Trustee Candidates for 2016 – Jon submitted written comments:

There will be 3 open positions. Terms expiring are:

- Ellen Rinard - elected 3/15; **opted for a 1-year term***; term expires Mar. 2016
- Melvin Schoonover – elected 3/15; **opted for a 1-year term*** term expires Mar. 2016
- Steve Bray – elected 3/13; completing a 3-year term

We’ll need candidate bios by early-ish Dec. to give Marty time to create the ballots (design, mail merge, etc.). The ballots will get mailed out on or about January 7th.

Steve commented that he will not be running for a second term. Ellen says she won't be either.

Bow & Arrow hunter in PMR on Laurel Lane off Arabian – Jon submitted a written report:

Deputy Dixon of the B.C. Sheriff's office called the Village Office last week to say he's out on Laurel, off Arabian in PMR, and there appears to be someone bow hunting out there. Marty confirmed for him that bow and arrow are considered a weapon as far as the Village is concerned and cannot be discharged anywhere in the village. The bow hunter was later located and issued a citation for discharging a weapon in a no discharge zone (or, essentially, hunting in a no hunting zone).

Board action per ACC – variances -- (per BS&P, ACC approved variances need Board concurrence) –

Jon submitted a brief written report:

- Gaskill, 21311 Ridgeview Dr., covered porch extension, with electric. Request front yard setback variance from 20' to 10'. ACC approved (Board concurrence required).
- Warren, 21372 Ridgeview Dr., 20x22 detached garage, with electric. Request front yard setback variance from 20' to 8.5'. PLUS side yard setback variance from 10' to 7.5'. ACC approved (Board concurrence required times two).
- Coleman, 11828 White Oak, new home construction over old home demolition. Request front yard setback variance from 20' to 10'. ACC approved (Board concurrence required).

There was some Board discussion with no determination made. John Wilson suggested that without further input from the ACC the Board cannot approve the variances. This item is Tabled until the next meeting. [Action item for Jon to gather more information from the ACC and bring it to the Board.]

John W and Ellen suggest that perhaps the Board could approve these variances pending approval by Randy and Jon. There was some discussion, including a comment by Ken that, from a municipal standpoint, there has to be a hardship (not financial) in order for a variance to be approved, however, LBV grants approval, or not, of the recommendations/approvals submitted by the ACC.

Motion was made to approve the ACC's requested variance actions subject to Randy and Jon's final investigation:

M/S/C John Wilson Ellen Rinard Not Unanimous
Roll call by Steve: Those in favor: Ellen, John W. Those Opposed: no one responded. Randy and Ken disagree with the motion. Motion failed.

10/19/15: Correction to the Minutes: Motion PASSED, because a majority of the votes cast were in favor (abstentions do not count in the vote).

New MS Access property management database – Marty read her submitted comments:

Parcel ID information:

Having a field for Benton County parcel IDs right in each Access record is most helpful. Saves me from having to go to Benton County's parcel spreadsheet to look it up. Normally, I copy and paste the parcel ID into the ARCountyData.com website, but there is a link to the website right in each record. Fabulous!

Property Transfers:

The way Steve has designed the new database, processing property transfers is now much easier and faster, especially where more than 1 lot is involved. Instead of 5 or 6 steps per lot it's now 1 additional step.

Year-End Statements:

Because the new Access database will be able to “talk” to QuickBooks (via the new Q-ODBC software) we'll be able to grab the Improved/Unimproved lot data from Access, have it auto-calculate the assessment fees and transmit that data to QuickBooks. This will be especially nice if the assessment increase passes. (We ran a test of the Access side of this function earlier this summer and it seemed to work like a charm!)

Because of the above new process, there will be no need to do a “memorize transaction” for each lot in the QB database, which was a multi-step process when a new owner is added, nor to remove those memorized transactions and when an owner sells and becomes inactive.

SAUs:

Setting up an “SAU” will now be simple. Instead of a multi-step process we'll only need to input the anchor lot ID into the adjacent lots' records.

When an owner with an SAU sells everything there's no need to break the SAU first, normally a multi-step process. The SAU will automatically be broken when the lots transfer.

If an owner with an SAU happens to sell only one lot in that SAU, the SAU won't need to be broken first and then reset after the lot is transferred. The single lot will be removed from the SAU when I do the transfer. This is very slick!

Reports

The new “Reports” function allows me to look at ready-made reports containing information I refer to frequently, like:

- SAU Report – shows all the property owners who have SAUs and the SAU'd lots
- LBV Properties for Sale – this will show our list of properties we have for sale in the Village, including their lot size and the price we've assigned. I've started to add data for this but will be a bit of a project to complete. When done, Ken will be able to use this.
- Violations – shows lot ID, notes on the violation, owner name – We have 1 record in there so far from a situation that arose last week
- Basic Prop List – shows basic information on a property (Lot ID, street name or street address owner name, etc.)
- Props by Owner – shows all the lots each property owner owns, in alpha order on owner name.
- Tag Report – shows skill or special interest of an owner (i.e., pilot, legal, if their property is a rental property, etc.)

Other reports we don't yet have data compiled for:

- Liens
- ACC
- Social Callers – this will be most helpful to the Social chair and to me, once we've uploaded the info as to which social caller has been assigned to which property owner, so that it won't be necessary for me to update a separate spreadsheet every time I do a property transfer and it won't be necessary for the Social Committee Chair to manually update an Excel spreadsheet of property owners by social caller – he or she can pull the data right out of Access whenever they need it.

Yes, I'll be keying in data I have not been keying into the older Access database, but I have been keying that data into a bunch of separate spreadsheets. These extra functions in the new Access will hopefully eliminate the need for all these external spreadsheets, spreadsheets that I need to update each time I do a property transfer.

LBV Phone Book

I believe Steve is even planning that the new Access database can produce the village Phone Book so we can eliminate the very manual process used for doing the phone book via MS Publisher. This will be a huge time-saver. (But first, I'll need to make sure all the phone and email info on each property owner is put into Access – a big project initially but it will save mountains of time later.)

Steve has obviously spent a great deal of time thinking about what tables and fields we need for all the different functions we've DREAMED of having Access perform for us (and I'm sure I've not yet discovered them all!). Plus he's kept it fairly simple to use, with no "hidden" fields that are off limits to the person using the database, which should make "proving" our data straight-forward now.

I'm sure there are many other things I've yet to discover about the new database, things that will make my job much easier. THANK YOU, STEVE! You've done a superb job!

Garden entrance at Lodge and 127 – (See also Post-Meeting Comments, after signature section.)

Motion was made for the Board to express their appreciation to Grady and Paula Allen for the landscaping and continued maintenance of the garden property located at the Whitney Mountain entrance to the Village:

M/S/C	John Wilson	Ellen Rinard	Unanimous
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Recognition of Visitors & Visitor Comments (5 minutes allotted): None

Motion to adjourn meeting: 8:51 PM.

M/S/C	Ken Buchheit	John Wilson	Unanimous
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The next Board Meeting will be November 9, 2015.

Respectfully submitted by Marty Sauers, Office Administrator.

Jon Testut, President (Absent)

Steve Bray, Vice President

Ellen Rinard, Secretary/Treasurer

Randy Haley

Melvin Schoonover (Absent)

John Wilson

Ken Buchheit

Post-Meeting response comments:

Response by Jon Testut to David Myers regarding his question as to why we did not do a title search (on the esplanade property)?

As you know, a title search is a process of investigation of a property history, performed when a property parcel is being imparted to new ownership. The parcel we are looking to acquire is approximately .5 acres of land (better known as the 'esplanade') located at the Route 127 /Lodge Drive entrance to the village, that is currently part of a nine-acre plot owned by a private individual. This individual is willing to convey the esplanade to LBVCA if we paid for the survey needed to 'slice it' out of the larger piece. A detailed title search would not have done what we needed, so we did (a survey), and soon the property will be ours.

As to the "Bills Over \$200", we streamlined the meeting process by eliminating this part of the financials. If you desire additional financial information, please ask and we will make every effort to comply.

And thanks one more time for your hard work with the clean-up.

Response by Jon Testut to Paula/Grady regarding caring for the Lodge Entrance garden -- I am sorry that I was not in attendance during the Last Board meeting, but in reading the minutes I wanted to reply to your concerns.

I realize that our relationship is reduced to a passing hello, and I regret that. But in no way does it impact any decisions or directives regarding the extraordinary amount of effort that you have put into beautifying the garden at the 127/Lodge drive entrance to the Village.

The minutes indicated that you have heard that you are no longer allowed to care for the garden. That could not be further from the truth. We have all enjoyed your creativity, and on behalf of the Village, would be pleased if you would continue your involvement in maintaining the beauty of the garden.

I have spoken to all the Board members and could not find one who wants to discontinue your services. Now, I will admit, I had personally been concerned with the proposal to spend what I believed to be a larger amount of money than necessary and prudent on mulch. And I do admit to staying the project until we could clarify the expenditure. (At that point I believe it was delayed to cooler weather).

Nonetheless, that action was not meant to halt your overall involvement. As you might expect, I am concerned with the Village budget and that will continue to drive my decisions. As you know, notwithstanding your personal investments of time and money, all monies expended have to be justified.

To be sure, the motion to record the Villages' appreciation for your efforts is the least that should be done to recognize your continued investment of hard work and expert care. As to your request to put permissions in writing, this would not be practical as future Boards may alter their assessment of the maintenance expectations of the garden. Be that as it may, the excellent work you are doing, in my opinion, continues to garner appreciation from members and visitors alike.