

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

**Board Meeting Minutes**

November 14, 2018 @ 6:00pm (Postponed from 11/12/18 due to weather)

Call to Order of Regular Meeting by President John Buhr @ 6:00 pm

Trustees Present:      John Buhr, President      Mary Gray  
                                 Hugh Fenner                      Carrie Webb  
                                 Jon Testut, VP                  Phil Williamson

Trustees Absent:        Ronnie McClellan

**Approval of Agenda**

Agenda Approved

M/S/C                  Phil Williamson/Carrie Webb/Unanimous

**Recognition of Members, Visitors, & Comments**

Steve Bray – Nothing at this time

**Comments Approval/Discussion of October 8, 2018 Board Minutes**

Approval/Discussion of October 8, 2018 Minutes

M/S/C                  Phil Williamson/Carrie Webb/Unanimous

**Treasurers Report**

**October 2018**

**TRUSTEE NOTES – PHIL WILLIAMSON**

**Treasurers Report**

	<u>Oct 31, 18</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1000 · CASH IN MONEY MARKET - 0172	49,401.86
1001 · CASH IN CHECKING - 7265	13,933.90
1003 · ARVEST CAPITAL IMPROVEMENT 0743	
1003-A · AIRSTRIP IMPROVEMENTS	1,096.80
1003-B · COMM BLDG IMPROVEMENTS	1,000.00
1003-C · VILLAGE HALL IMPROVEMENTS	1,707.56
1003-D · REC CENTER IMPROVEMENTS	5,114.66
1003-E · LIBRARY IMPROVEMENTS	146.78
1003 · ARVEST CAPITAL IMPROVEMENT 0743 - Other	<u>20,498.82</u>
<b>Total 1003 · ARVEST CAPITAL IMPROVEMENT 0743</b>	29,564.62
1007 · CASH CONTINGENCY M/M FUND 9016	53,011.53
1010 · BUILDING DEPOSITS	<u>35,275.00</u>
<b>Total Checking/Savings</b>	181,186.91

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

	Account	Oct. Actuals	Oct Budget	\$ Diff
Assessment Income	4000	\$6,695	\$993	\$5,702
Late Fees Collected	4090	\$662	\$110	\$552
Donations		\$25	\$0	\$25
Total Income		\$7,382	\$1,327	\$6,055
Maintenance	7200	\$4,607	\$3,009	\$1,598
Rec Center	7400	\$1,428	\$864	\$564
General & Admin	7500	\$16,000	\$16,519	-\$519
Community Building	7600	\$594	\$982	-\$388
Roads	7700	\$1,083	\$1,853	-\$770
Capital Improvements	7900	\$0	\$0	\$0
Total Expenses		\$23,712	\$23,227	\$485

**October Year-to-Date Summary**

YTD - Oct Actuals	YTD - Oct Budget	\$ Diff	2018 Annual Budget	% of Annual Budget
\$208,298	\$196,853	\$11,445	\$198,641	105%
\$11,138	\$4,900	\$6,238	\$5,000	223%
\$10,354	\$5,200	\$5,154	\$5,200	199%
\$234,904	\$214,535	\$20,370	\$216,866	108%
\$44,658	\$50,269	-\$5,612	\$55,354	81%
\$36,387	\$33,115	\$3,272	\$33,775	108%
\$69,244	\$80,183	-\$10,939	\$93,640	74%
\$11,797	\$9,816	\$1,981	\$11,780	100%
\$8,574	\$15,478	-\$6,904	\$18,317	47%
\$7,137	\$0	\$7,137	\$0	
\$177,800	\$188,861	-\$11,063	\$212,866	84%

**October Notes:**

**Income:**

Extremely good month in collecting current and past years assessment fees.

Thru October, total income is \$20,000 over budget!

**Expenses**

Total expenses were right on budget for the month.

Maintenance was over budget primarily due to Day Labor and Shop Supplies.

Rec Center was also over budget due to pool repairs.

Expenses for the Rec Center and Community Building have exceeded the annual budget.

**Balance Sheet as of October 31, 2018**

1000 - CASH IN MONEY MARKET - 0172	\$49,401
1001 - CASH IN CHECKING - 7265	\$13,934
Total Available Cash	\$63,335
Total Expense Budget	Nov - Dec \$24,006
Projected Net Income for Year End	\$39,329

The Board discussed under/overages for year so far.

The Treasurer reported the 2019 Budget is almost completed. He is still waiting for the insurance bid to come in.

Also reported he received an engagement letter from Auditor. Letter will be signed off on as soon as receiving new letter that includes Audit Fee.

Motion was made to approve October's Financials.

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

**Officers Reports:**

**President – John Buhr**

- Nothing to report

**Vice-President – Jon Testut**

- Nothing to report

**Trustee Reports:**

**ACC Liaison – Jon Testut**

Date: November 7, 2018

Time: 3pm

Location: LBVCA Conf Rm

• Present: John Niernerger-Chairman, Jeremy Webb, Jim Haguewood, Sam Reynolds, Jon Testut-TA,

Rhonda Eaves, Kirk Schuenemann

- Absent: Debby Overstreet

Guests Present:

- *New Home & Shop (PMR U1 37). Home will be approximately 2732 square feet, with metal roof and vertical Masonite siding. Shop is 40 x 60 with vertical metal siding matching exterior color of home. Home construction was approved pending septic approval. Shop was approved under Article X Building and Construction, Section Seventeen (Agricultural Structure). \$5000 performance deposit and \$200 completion deposit were collected, Kirk Schuenemann was assigned to the project.*

M/S/C Sam Reynolds/Kirk Schuenemann/\*Carried

*\*Let the record show that Jeramy Webb voted not to approve project due to the metal shop building.*

- *Covered Deck (CAC S1 83 & 84). Project was approved by a show of hands. Sam Reynolds was assigned to the project. A \$500 performance deposit and a \$200 completion deposit were collected. The completion deposit was doubled due to the fact that the project was started and completed without the issuance of an LBV building permit.*

**TA Report:** None

**Chairman Report:** John stated that he received an inquiry regarding erecting a metal building in the lower Village. He has not heard back from the property owner.

**Discussion Items:**

- *Committee Members were asked to bring their ideas regarding metal buildings to next month's meeting.*
- *Building Extension Issuance/Additional Surcharges/Violation Penalties: Further discussion tabled until next month. Jon Testut presented the Committee with some hand-outs regarding BS&P Penalties and Enforcement to be reviewed before the next meeting.*

**Member Reports:** Spreadsheet review of the active building projects.

**New Business:** None

**Old Business:** None

Meeting adjourned at 4:55 PM

M/S/C Jim Haguewood/ Rhonda Eaves/Unanimous

Next meeting will be Tuesday, December 4, 2018, at 2:30 PM

Jon reported the ACC is concerned about the requests they are getting for metal buildings. The ACC wanted to know how the Board feels about such structures. Board suggested maybe the same criteria as the carport that was just redone couple years ago. The color should match house. The ACC needs to bring the proposal to the board.

**Airstrip** – Jon Testut, TA

- Nothing to Report
- Windssock on Order

**Community Building** – Mary Gray, TA

- Nothing to Report

**Covenant Compliance & Review**

**Phil Williamson, TA – LBV**

The complaint associated with the home under construction on Black Oak Drive has been resolved,

November 14, 2018 Board Minutes

property was cleaned up.

Phil reported an update on the Bee situation.

The house on dogwood did sell at auction yesterday. Benton County could not tell me who bought it. There is a dog named Mabel. The puppy is very friendly and has caused problems with people jogging by. They are afraid the puppy might trip them. If puppy still there, will call Sheriff department.

Have not heard anything about the EPA in Posy Mountain. Mr. Buhr said that since the property owners have not called back, the EPA is going forward with the complaint. He said the officer had driven him over to it to look at it. Mr. Buhr said he has a file on it. Will need to call EPA to let them know we have called the Property Owner with no reply. Carrie Webb said she will drive by and see if it is still a mess and get back with the board.

ACC Trustee said Property Owner of FHS B1 25 & 70 is asking for his building deposit back. The board discussed the lots. It was decided that part of the deposit be given back and as soon as the lots have been cleaned up, the balance of the building deposit will be returned to Property Owner.

#### Ronnie McClellan, TA – PMR

- No report turned in

PMR U1 27 Update – People living in trailer, cutting down trees, etc. - Ronnie McClellan – no update. – Carrie said she will drive by and check it out.

Carrie Webb reported a new street sign on Branding Iron. Street Sign says Tenderfoot Lane which is incorrect. The sign does not look like a county sign. Wonders if the camper trailer put it up. The sign is not correct. Carrie will call Jay at Benton County to check on it.

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

##### Legal

Additional legal action is going forward regarding a covenant violation in Posy Mountain Ranch.

The house LBS B1 61-62 was sold at Courthouse. Benton County would not give out the current owner information. There is a friendly puppy that likes to greet walkers. There has been concern about joggers falling tangling up puppy. If the puppy continues to run lose, the Sheriff will be called.

##### Insurance

Request for annual premium renewal is underway.

#### Library – Mary Gray, TA

- No report turned in from Librarian.

#### Parks and Recreation – Hugh Fenner, TA

##### Swimming Pool:

We are on final checks to make sure no leaks, then we will close and cover (arrangements have been made for winterization and closing).

##### Tennis Courts:

All screens have been reattached, weeding outside and around nets have been completed. Putting latch on gate. Should have estimates on resurfacing courts by end of month (Thanks to the players for their work and support).

Hugh reported that he had met with a company that does tennis courts. They had done the court at Pinnacle and at Pea Ridge. They gave him a bid of either doing 1 side of court or both sides at same time. It would be basically tearing off the cover, fill all cracks, sand it and recover. The bid for one court was \$7,000 and 2 courts would be \$13,000. I called Dennis, he said he would be down in couple of weeks and will look at the courts at Pinnacle and Pea Ridge to make sure that is what they are looking for. He reminded Dennis that the Village does not have the money to do this. A written bid will be submitted. Will discuss further at Dec Meeting.

Board discussed the ownership vote about the tennis court. Do we continue to pursue the new court being built down by rec center or leave? We have dealt with this issue for over a year. Do we want to keep tennis court? Luther needs a time line of when LBV needs to move forward. The land swap was the other part of the deal if he wasn't going to buy property.

The board decided to meet with Luther (John and Jon) and let him know we have property owners willing to help with the expense of repairing our courts. Board needs to know if he is still wanting to go thru with the deal. The board decided to discuss this at January 2019 Board Meeting after Hugh has had a chance to talk to the Property Owners and John and Jon have had a conversation with Luther.

**Political** – Carrie Webb, TA

A highlight of TA duties and a request for nominations was written and sent out via email blast, Facebook and put on our web site. Still seeking additional nominations. Also beginning to source volunteers for the ballot committee.

**Property & Marketing** – Carrie Webb, TA

For sale signs have been ordered and are being placed on LBVCA owned lots for sale. Zillow listings are gaining a lot of views but have had very little "serious" interest so far. I would like to get volunteers together to help clean up the face side of a few of the LBVCA owned lots in the Village as well as in the PMR area.

**Roads & Maintenance** – John Buhr, TA/Jon Testut, TA/Ronnie McClellan, TA (PMR)

John Buhr, TA (Lead)

Final mowing for the year has been completed at the Rec Center and the Community Building. Work continues regarding roadway tree and brush trimming, which will continue for the remainder of the year. Work has started up again on the cross-street culverts on Dogwood, which will take until years end to complete. We need to rent a mini excavator to place rip-rap for water flow control and hope to do that by the end of November. Time continues to be spent at the pool however progress has been made regarding the leak but until next year will not know if its 100% stopped. We will be pre-checking winter equipment and inventorying supplies and materials now that the days are getting colder and the freezing temperatures are in the forecast. Materials have been purchased for Phase One repairs of the deck at the Community Building and this repair work will be blended into the workload over the next couple of weeks.

Jon Testut, TA

- Nothing to Report

Ronnie McClellan, TA (PMR)

- No Report turned in

**Security Patrol** – Phil Williamson, TA

Nothing new to report

**LBV:**

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

**PMR:**

- Nothing to Report

**Social** – Mary Gray, TA

The LBV Progressive Dinner is scheduled for December 8, 2018. Details will follow at a later date.

**Tech Support** – Jon Testut, TA

- Repositioned office copiers
- Established remote wireless connections
- Office network returned to working order

**Water & Sewer Liaison** – Carrie Webb, TA

- Nothing to Report

**Old Business (Status Update):**

- LBV Communications Progress Leadership Team – John Buhr – Email was sent out, please look at it. Carrie, Mary and John have put the framework together of how we communicate to the Village. Would like to get this closed out by end of year.
- Bylaw review and update Leadership Team – John Buhr – He passed out a handout to look over to have this done by end of year.
- New Board Member Search – Tamy – We are still short nominees to run for board. Carrie is to create a condensed version of LBV Board of Trustees Request for Nomination and send to office tomorrow (Thursday) for eblast to go out the same day with the revised date of 11/21/18 for nominations deadline.
- Rental Properties – Jon Testut – A handout was passed out to go over. We can discuss at next meeting.
- Pepsi Machine Repairs – Jon Testut- Discussed the prior month's handout with different proposals.

A motion was made to accept Proposal F but change the can sell to \$1.

Proposal F: Machine repaired (Private Owned) \$000; Located Rec Bldg; Soda purchased/loaded/stored by private personnel; \$.40 can purchase/\$.75 can sell/\$.10 can profit.

M/S/C

Carrie Webb/ Mary Gray/Unanimous

**New Business:**

- Tool Purchase – John Buhr – (hand out) looking for a self-propelled mower, maybe we can pick up one at Black Friday Sales. Also looking to buy a Kombi System. With the System, you buy the motor (131) and buy attachments, i.e. edger, weed eater, etc. The board agreed a self-propelled mower should be purchased.

A motion was made to purchase a self-propelled mower and the Kombi Motor along with the edger and trimmer.

M/S/C

Jon Testut/Phil Williamson/Unanimous

- Review schedule for the Record Owners Ballot Distribution – John Buhr – It was decided the Maintenance Assessments will be printed out after Thanksgiving. After they are folded, Phil will contact the Board Members for a date for stuffing/stamping them. They will be mailed December 13<sup>th</sup>. After the Maintenance Assessments have been completed, the Ballots will be

created, printed and folded. Again, Phil will contact board members for a date for stuffing/stamping. This will take place the 1<sup>st</sup> or 2<sup>nd</sup> week of December.

- Maintenance Work – John Buhr handed out a sheet that shows the breakdown of what the Maintenance Crew had done the prior month. Showed the percentages of their work. The board liked this and asked if they could get this on monthly basis.

A motion was made to adjourn.

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

**Adjournment at 8:18**

**The next Board Meeting will be December 10, 2018.**

\_\_\_\_\_  
John Buhr, President

\_\_\_\_\_  
Jon Testut, Vice President

\_\_\_\_\_  
Phil Williamson, Secretary/Treasurer

\_\_\_\_\_  
Mary Gray

\_\_\_\_\_  
Ronnie McClellan (Absent – Resigned 11/21/18)

\_\_\_\_\_  
Carrie Webb

\_\_\_\_\_  
Hugh Fenner