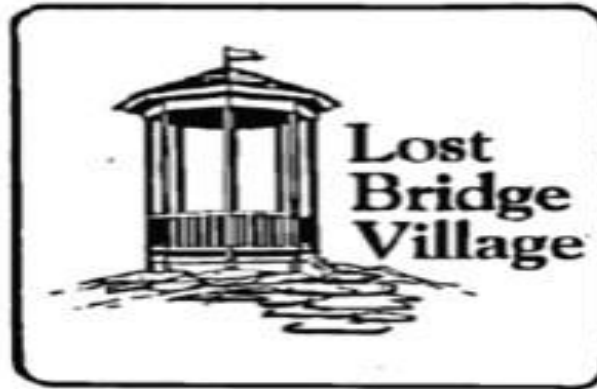


# 2018 LBV Annual Meeting

March 10, 2018



# Lost Bridge Village Overview Summary

- History
  - 1967 Lost Bridge Subdivision was created comprising of 1000 acres
  - 1969 Lost Bridge Village Incorporated was established
  - 1971 Lost Bridge Village Community Association (LBVCA) Incorporated was established
  - 1973 Posy Mountain Ranch was created comprising of 1300 acres
  - 1974 Lost Bridge Village Suburban Improvement District (Utility District) was established – Water and Sewer services
- LBVCA is comprised of Five separate geographical locations
  - Lost Bridge Village
    - Country Club
    - Forest Hills
    - Moulder Hollow
  - Whitney Mountain
  - Deerwood
  - Cedar Forest Acres
  - Posy Mountain Ranch (PMR)

# Lost Bridge Village Overview Summary

|                         | <b>PROPERTY ASSESSMENT<br/>FEES</b> | <b>NUMBER OF<br/>PARCELS</b> | <b>NUMBER OF SINGLE<br/>ASSESSMENT UNITS</b> |
|-------------------------|-------------------------------------|------------------------------|--|
| <b>Country Club</b>     | <b>\$16,600</b>                     | <b>131</b>                   | <b>0</b>                                     |
| <b>Cedar Acres</b>      | <b>\$8,060</b>                      | <b>94</b>                    | <b>32</b>                                    |
| <b>Deerwood</b>         | <b>\$6,220</b>                      | <b>177</b>                   | <b>118</b>                                   |
| <b>Forest Hills</b>     | <b>\$30,963</b>                     | <b>247</b>                   | <b>0</b>                                     |
| <b>Lost Bridge</b>      | <b>\$38,476</b>                     | <b>317</b>                   | <b>0</b>                                     |
| <b>Moulder Hollow</b>   | <b>\$37,716</b>                     | <b>349</b>                   | <b>0</b>                                     |
| <b>Posy Mountain</b>    | <b>\$58,315</b>                     | <b>980</b>                   | <b>451</b>                                   |
| <b>Whitney Mountain</b> | <b>\$14,980</b>                     | <b>229</b>                   | <b>99</b>                                    |
| <b>Total</b>            | <b>\$211,330</b>                    | <b>2524</b>                  | <b>700</b>                                   |

# Judge Barry Moehring and Benton County Roads

- Ongoing meetings
  - Roads and Maintenance meet on a six month cycle to review completed work and identified new roadway work
- Roadway work Completed in LBVCA in 2017
  - Slate Gap roadway barriers
  - Repaving of Pine, Lake Ridge and the interface of Elm to East Airport
  - Grading / Roadway patching
  - Signage per LBVCA requests
- Garfield (NEBCO) Town Hall Meeting
  - Summer 2017
- Winter Weather Roadway Support Materials
  - Benton County provides to LBVCA a stockpile of sand and salt for winter conditions
- Roadway Stockpile Materials
  - Dirty Base for roadway fill repairs and Rip-Rap for culvert water flow channels

Ballot Results  
Trustee: Ben Hebert

**Committee Members**

Chair: Hugh Wagner

Frances Wagner

Larry Shade

Linda Shade

Tracy Edwards

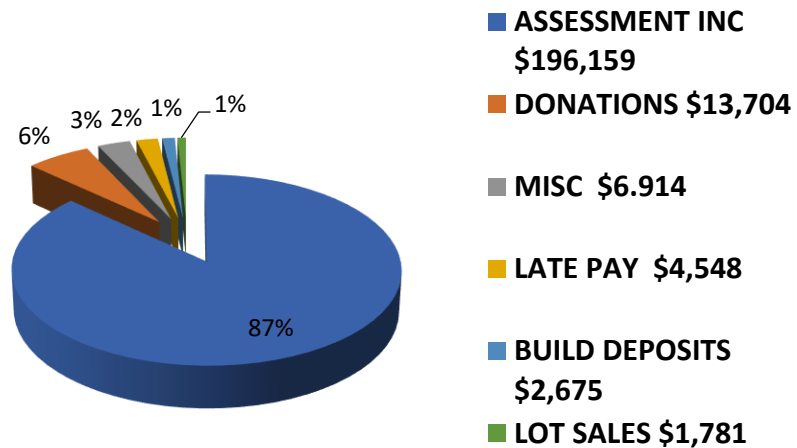
Treasurer Report  
Trustee - Phil

2017 YEAR END FINANCIAL SUMMARY

| INCOME            | ACTUAL    | BUDGET    | DIFF.     |
|-------------------|-----------|-----------|-----------|
| ASSESSMENT INCOME | \$196,159 | \$196,500 | -\$341    |
| DONATIONS         | \$13,704  | \$4,750   | \$8,954   |
| TOTAL INCOME      | \$225,781 | \$209,750 | \$16,031  |
| EXPENSES          | ACTUAL    | BUDGET    | DIFF.     |
| MAINTENANCE       | \$50,632  | \$38,750  | \$11,882  |
| REC CENTER        | \$43,227  | \$44,250  | -\$1,023  |
| GEN ADMIN         | \$83,172  | \$97,810  | -\$14,638 |
| COMM BUILDING     | \$10,551  | \$13,830  | -\$3,279  |
| ROADS             | \$18,379  | \$15,110  | \$3,269   |
| CAP IMPROVEMENTS  | \$26,030  | \$32,150  | -\$6,120  |
| TOTAL EXPENSES    | \$231,991 | \$241,900 | -\$9,909  |

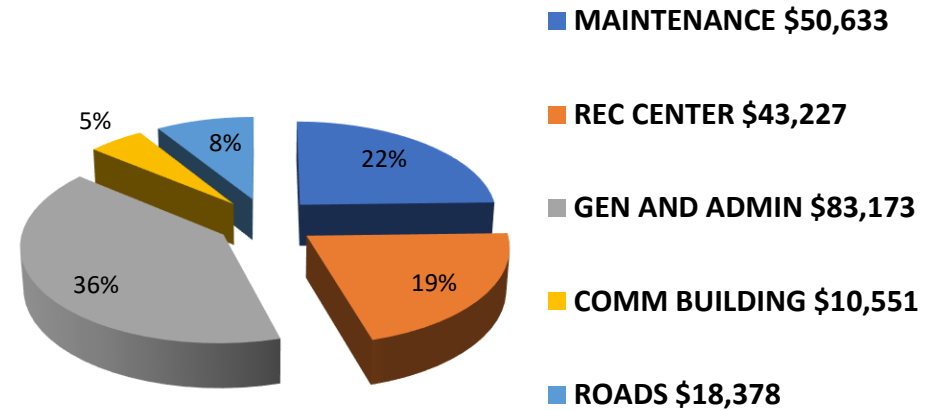
# Treasurer Report - Continued

## 2017 ACTUAL INCOME



**TOTAL ACTUAL INCOME**      \$225,781  
**TOTAL BUDGET INCOME**    \$209,750  
**BUDGET OVERRUN**            \$16,031

## 2017 ACTUAL EXPENSES

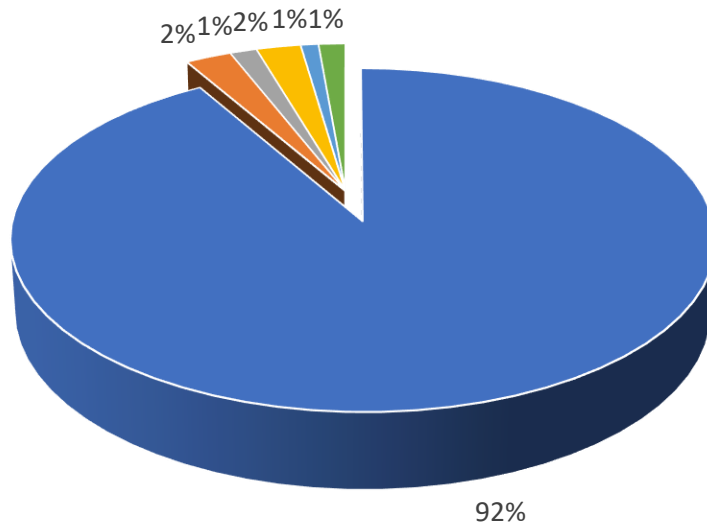


**TOTAL ACTUAL EXPENSES**    \$231,991  
**TOTAL BUDGET EXPENSES**   \$241,900  
**BUDGET UNDERRUN**         -\$9,909

# Treasurer Report - Continued

## 2018 BUDGETED INCOME

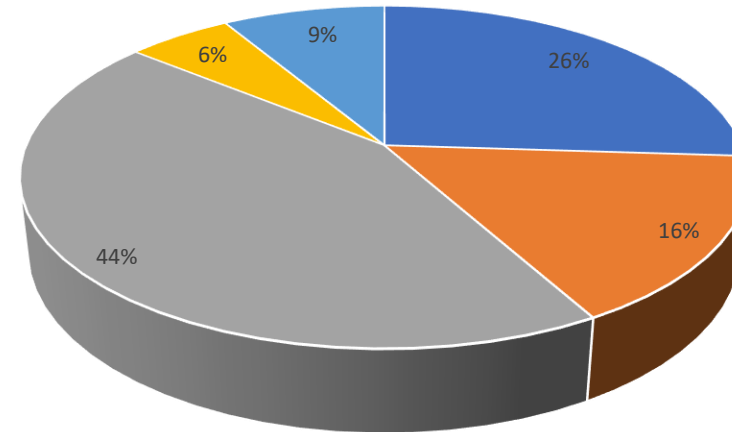
**\$216,866**



- ASSESSMENT INCOME \$198,641
- DONATIONS \$5,200
- MISCELLANEOUS \$3,025
- LATE PAYMENTS \$5,000
- BUILDING DEPOSITS \$2,000
- LOT SALES \$3,000

## 2018 BUDGETED EXPENSES

**\$212,866**



- MAINTENANCE \$55,354
- REC CENTER \$33,775
- GEN AND ADMIN \$93,640
- COMMUNITY BUILDING \$11,780
- ROADS \$18,317



# TRUSTEE ADVISOR DUTIES AND RESPONSIBILITIES

- 1 Airstrip
- 2 Architectural Control Committee (ACC)
- 3 Community Building
- 4 Covenant Compliance
- 5 Legal and Insurance
- 6 Library
- 7 Maintenance and Roads
- 8 Parks and Recreation
- 9 Political (Information, Election and Nomination)
- 10 Properties and Marketing
- 11 Security
- 12 Social
- 13 Technical Support and Web Site
- 14 Water and Sewer

## TA Assignments

### Ben

- Political
- Water and Sewer
- Properties and Marketing

### Corey

- Parks and Recreation
- Covenant Compliance (PMR)

### Jon

- ACC
- Tech Support and Web Site
- Airstrip

### Mary

- Community Building
- Library
- Social

### Phil

- Security
- Legal and Insurance
- Covenant Compliance (LBV)

### John & Jon (LBV)

- Maintenance and Roads

### Randy (PMR)

- Maintenance and Roads

| Term                        |                 |                 |
|-----------------------------|-----------------|-----------------|
| 3/2017 - 3/2018             | 3/2018 - 3/2019 | 3/2019 - 3/2020 |
| <b>Ben</b>                  |                 |                 |
|                             |                 |                 |
|                             |                 |                 |
| <b>Corey</b>                |                 |                 |
|                             |                 |                 |
|                             |                 |                 |
| <b>Jon</b>                  |                 |                 |
|                             |                 |                 |
|                             |                 |                 |
| <b>Mary</b>                 |                 |                 |
|                             |                 |                 |
|                             |                 |                 |
| <b>Phil</b>                 |                 |                 |
|                             |                 |                 |
|                             |                 |                 |
| <b>John &amp; Jon (LBV)</b> |                 |                 |
|                             |                 |                 |
| <b>Randy (PMR)</b>          |                 |                 |
|                             |                 |                 |

# Lost Bridge Village Overview Summary

- LBVCA Roadways Maintained
  - The Roads Department maintains a total of 18.3 miles of LBVCA roadways
    - Lost Bridge Village = 12.6 miles
    - Whitney Mountain = 2.7 miles
    - Deerwood = 1.3 miles
    - Cedar Forest Acres = 1.7 miles
  - The Roads Department maintains a total of 15.8 miles of Posy Mountain Ranch roadways
    - Posy Mountain Dr. = 2.4 miles (paved)
    - Arabian Dr. = 4.9 miles (gravel)
    - Remaining roads = 8.5 miles (gravel and dirt)
- Key Projects for 2018
  - Continue roadway and land improvements in PMR
  - Benton County Communication Tower & Tennis Court impacts
  - Beautification:
    - Highway 127 and Slate Gap including constructing a new Gazebo
    - Relocate existing Gazebo on Lodge Dr. to Highway 127 entry
- New Equipment Purchased in 2017
  - John Deere Tractor
  - Bush hog
  - Chipper with 6" input capacity
  - Debris shredder (Leaf removal)
  - Forestry Cutter
  - Pole saw

# Administration

## Tamy Niernberger and Pat Larson

- Achievements
  - Customer and Owner Inquiries / Contact
  - Collection of Annual Assessment Fees
  - Newsletters
  - Written Documentation
    - Reviewed by another Board Member
  - Tracking Board in office
    - All Incoming Communications / requests
  - Letter Folding Machine
  - Cost Control
    - Got a \$90.00 Credit on two cases of copy paper: final cost \$5.98 to LBV
- On – Going
  - Central Filing System
  - Meet publication distribution deadlines
  - Primary office contact
  - 2018 Phone Book

# Roads and Maintenance

## Trustee: John Buhr & Jon Testut

- Achievements
  - Roadway Tiers
  - Cross street culvert study forwarded to Benton County Roads
  - Heavy Rain Recovery (April / May)
    - Roadway clearing / drainage ditches / fallen trees
  - Environmental
    - Chipper and Debris Shredder with Trailer
    - Minimizes Burn Pile Burning
      - Mulch available to owners
  - Winter weather roadways management
    - Weather monitoring
    - Pre event meeting and strategy development
    - Plowing / salt / sanding
- On – Going
  - Ben Hebert is the LBVCA full time maintenance employee
  - Culvert clearing and runoff water flow reshaping
    - Five Hot Spots on Dogwood
    - Cedar Dr.
  - Tier One Roads: tree and shrub trimming / clearing
  - Maintenance / Repairs
    - Most are completed by Ben in-house

# Recreation Center

## Trustee: Corey Maish

- Achievements
  - Pool Renovation Project Completed
    - New liner installed / Deck repaired
    - Sealed the Pool Deck
    - Replaced the pump and impeller
    - Donations
  - Purchased an Electric automatic pool cleaner
  - Adult Pool Night (Thursdays in 2017)
  - Plastic Picnic Table replacement
  - Fireworks
    - 17% Product Bonus / DJ for Announcements and Music during show
    - Lost Bridge Marina provide the amplifier for simulcast
    - **Fire Works Show: Wednesday July 4, 2018**
- On – Going
  - Pool Manager Office
  - Pool skimmers to be sealed
  - Install a Gate from Pool area to BBQ Gazebo
  - Paint BBQ Gazebo to match Rec Center
  - Pole Lights upgrade at pool and Rec Center

# Neighborhood Watch, Legal & Insurance, and Covenant Compliance Trustee: Phil Williamson

- Achievements

- Neighborhood Watch Program
  - Speeding
  - Animal Complaints
  - Trespassing
  - Mis-use of Key Codes
- Legal & Insurance
  - Received court approval to have illegal building removed
  - Provided legal support on properties sold at public auction
  - Legal action taken on dilapidated buildings
  - Switched to a different Insurance agency
    - More coverage at a lower rate
- Covenant Compliance
  - First contact is always a phone call. If written notification is required, the initial phone call is referenced in the memo.
  - Dilapidated Buildings / Exterior Maintenance
  - Improper vehicle parking on roadways
  - Animal control

- On – Going

- Neighborhood Watch Program
  - Backfill for Zone 2 Captain
  - Maintain a safe environment for LBV
  - Continue positive Police force relations
- Legal & Insurance
  - Will continue to engage legal support when deemed necessary
- Covenant Compliance
  - Continue to govern via LBVCA Covenants
  - Address identified concerns in a timely manner
  - Effective communication

# Neighborhood Watch Patrol

| Zone | Area Coverage  | Captain          | Phone        |
|------|--|------------------|--------------|
| 1    | Lodge, Timberline, and LBV Community Bldg.                                     | Dave Myers       | 479-359-2075 |
| 2    | Dogwood, White Oak, and Rec Center   | <b>OPEN</b>      |              |
| 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, Oakleaf, 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 |

# Airstrip, Technical Support, and Web Site

## Trustee: Jon Testut

- Achievements

- Airstrip

- Established in 1969
    - Weed Control / Crack Repair
    - Fly-In was very successful

- Technical Support & Web Site

- LBVCA Website Updated
    - Added PC in the Community Lobby
    - Improved Internet Speed
    - Equipment Inventory
      - Office Computers = 4
      - Large Screen Display = 1
      - Video Projector = 1
      - Lobby & Library Computers = 3
      - Printers / Copiers = 5
      - Security / Surveillance = 3
      - Peripheral Equipment (Router, Range Extender)

- ACC

- ACC Chair Presentation

- On – Going

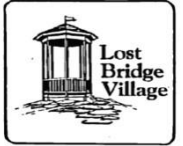
- Airstrip

- Continue surface maintenance / volunteer assistance
    - ONLY AUTHORIZED VEHICLES ( EMERGENCY AND MAINTENANCE) ARE ALLOWED ON RUNWAY
    - RUNWAY IS ALWAYS ACTIVE
      - Airplanes typically land with engines throttled back...you may not hear a plane that is landing, especially if wearing ear buds.
    - WALKING, JOGGING, BICYCLING, PLAYING ON THE RUNWAY IS DANGEROUS

- Technical Support & Web Site

- Maintain and Update [WWW.LBVCA.COM](http://WWW.LBVCA.COM)
    - Visitor Statistics
      - 2018 YTD Total = 4711
      - 2017 = 37737
      - 2016 = 37890
      - 2015 = 36632





# Architectural Control Committee

Chairperson: John Niernberger    Trustee: Jon Testut

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## ***Members:***

*Sam Reynolds*

*Jim Haguewood*

*Tom Pedano*

*Rich Brundage*

*Hugh Fenner*

*Debby Overstreet*

This committee of seven members meets once per month, usually on the first Monday of the month at 9 AM.

# Architectural Control Committee

Chairman: John Niernberger    Trustee: Jon Testut

## • Achievements

- Received **24** inquiries about construction projects in LBVCA
- **12** Approved Applications
  - **3** New Homes
  - **7** Home Additions, Garages or Carports
  - **2** Fence Projects
- Replaced 2 Committee members and a new Chairperson
- LBVCA Covenant clarification to remove the ACC from the “inspector” role, and focus on Covenant Compliance only.
- Met with Benton County Development (Building Safety Division) to discuss their protocols, requirements, new trends, and solidified open lines of communication between us.

## • On – Going

- Update Building Standards & Practices
- Answer building and construction questions from current, new, or prospective property owners
- Investigate un-approved construction projects, and recommend appropriate actions to correct violations
- Review requests for variances
- LBVCA Board Member acts as Trustee Advisor (T/A) and oversees ACC actions and decisions



# Architectural Control Committee

Chairman: John Niernberger

Trustee: Jon Testut

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## Guidelines/Procedures:

- Property owner submits proposed building plan application to LBVCA ACC, whom reviews these plans for Covenant Compliance, and then approves/denies applications using Building Standards & Practices as a guide. Building Project Checklist is completed by property owner, and appropriate fees and deposits are collected.
- Benton County Development (Building Safety Division) will only issue appropriate Building Permits **after** receiving application approval from LBVCA ACC.
- After project is completed, ACC follows up and reviews/approves/denies for Covenant Compliance, then Benton County performs their final inspection of project and issues Occupancy Permit. Deposits returned if approved.

# Architectural Control Committee

Chairman: John Niernberger

Trustee: Jon Testut



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## RECOGNITION:

- Benton County Development (Building Safety Division): Chief Building Inspector Glenn Tracy, John Sudduth, and Audrey Gresham
- LBVCA Office: Tamy Niernberger and Pat Larsen
- ACC members for their consistency and dedication to the Committee
- LBVCA residents and property owners for keeping us informed of any “Village happenings” and maintaining our beautiful community

THANK YOU !

# Community Building, Library, and Social Trustee: Mary Gray

- Achievements

- Community Building

- This year the building was used for approximately 220 functions
    - At the present time the North wall water leaks are under control
    - Recently painted the basement
    - Donations

- Social Committee

- Social Committee comprises of 14 members
    - There was a total of 12 events through out the year
    - Christmas social was huge – **Thank You All** for attending
    - Positive feedback in that these are LBV group events
    - Donations

- Library

- Individual Presentation
    - Little Free Library

- On – Going

- Community Building

- Continuing to monitor the North wall to ensure the building remains leak free
    - Continue as a meeting place for a wide range of functions
    - Continue work on the interior painting for the remainder of the building

- Social Committee

- Continue to schedule LBV group events

- Library

- Little Free Library Implementation

# Library

Librarian: Pat Testut T/A: Mary Gray

## Annual Library Report

### LBV Library Mission Statement

Lost Bridge Village Library is dedicated to providing free library services for our patrons, practical access to our collection, and to provide materials of popular interest to the Lost Bridge Village community.

# Library

## Annual Library Report

|                       |             |             |             |
|-----------------------|-------------|-------------|-------------|
| ■ Circulation Figures | <u>2015</u> | <u>2016</u> | <u>2017</u> |
| ■ Books               | 1230        | 1178        | 1068        |
| ■ Movies              | 1171        | 1184        | 1015        |
| ■ Audio Books         | 98          | 144         | 167         |
| ■ Purchases/Gifts     | <u>2015</u> | <u>2016</u> | <u>2017</u> |
| ■ Books               | 102         | 114         | 118         |
| ■ Movies              | 43          | 70          | 46          |
| ■ Audio Books         | 23          | 40          | 56          |

# Library

- 'Collector' Software Program
- Patron Access:
  - Library Desk Computer
  - Personal Computer/Tablet
  - <http://cloud.collectorz.com/lbvlibrary/books/view>
  - <http://cloud.collectorz.com/lbvlibrary/movies/view>
- email address:
  - [LBVlibrary@Hotmail.com](mailto:LBVlibrary@Hotmail.com)



# Library

## Special Recognition: Library Volunteers

- Patti French
- Sandy Reimer
- Pat Larsen
- Judy Williamson
- Ellen Rinard
- Noel Sloan
- Judy Hirschman

# Posy Mountain Ranch Roads and Maintenance

## Trustee: Randy Haley

- Achievements

- Roadway Grader Rental
  - Rented a roadway grader and evaluated all roadways to develop a work plan, several roads were graded
- Tenderfoot Lane
  - Tenderfoot Lane roadway was made drivable by adding truck loads of fill and harvesting gravel from China Hollow.
- Sweet Pea and Bluebell
  - Roadways at owners request received attention / improvement
- Squatters
  - At the end of Bluebell left leaving a huge mess that required us to cleanup
- Goldenrod
  - Goldenrod and surrounding area received work and is a target area moving forward. There are still plans for a park around the pond on Common Property

- On – Going

- Tenderfoot has three new culvert installations identified for water runoff management
- Burn the large pile of brush at the pond area

# Political, Water & Sewer, Properties & Marketing Trustee: Ben Hebert

- Achievements

- Political

- LBV 2018 Ballot Counting Committee

- Water & Sewer

- Updating water lines and fixing leaks
    - Located, provided and installed roadway access risers on Pine and Lake Ridge prior to repaving
    - Provide representation at LBVS&W meetings for LBV awareness and updates the BOARD
    - Uncovered approximately 50+ Roadway Access Covers

- Properties & Marketing

- Did not renew the billboard on Highway 62 advertising properties in LBV and PMR
    - Sold two parcels

- On – Going

- Political

- Establish Ballot Counting Committee representation selection Protocol for future years

- Water & Sewer

- Waiting on favorable weather conditions to complete roadway patching where work has been completed and the asphalt has not been replaced

- Properties & Marketing

- Continue to work with Real Estate Agents to market LBVCA owned parcels
    - Making new For Sale signs
    - Reset market values on LBVCA parcels
    - Validate LBVCA parcels for sale list
    - Additional LBVCA parcel acquisitions
    - Rental Properties Special Assessment evaluation 27