

**LOST BRIDGE VILLAGE COMMUNITY ASSOCIATION, INC.**  
**12477 Lodge Drive, Garfield, AR 72732**  
**Board of Trustees Regular Meeting**  
**October 13, 2014 6:00 P.M.**

**Trustees Present:** Debby Maule Steve Bray  
David Hudiburgh Jon Testut  
Pete Sams Ellen Rinard

**Trustees Absent:** Randy Haley

The Meeting was called to order by President Debby Maule at 6:06 p.m.

**Visitor(s) in attendance:** Jim Haguewood

**The Minutes of September 8, 2014 were approved as written.**

M/S/C David Hudiburgh Steve Bray Unanimous

**FINANCIALS, Ellen Rinard, Treasurer:**

Ellen stated that LBVCA's financial status is poor, but very slightly improved over last month. However, we will go negative in our normal checking/money market funds in early December. This will cause us to have to dip into contingency/emergency funds.

As of September 1, checking/money market combined balance was \$39,085.08. Actual September expenses were \$14,936.44. We went -\$4,400 over forecast of \$8,992.96. This was offset by income of \$8,917.13 in September, leaving us a balance on September 30 of \$33,065.77.

Ellen then presented a rough forecast of expenses of \$43,307.28 for the rest of the year. LBVCA has \$27,509.37 in emergency funds, of which \$10,241.51 will be depleted by the end of December. This dip into emergency funds was estimated at \$11,885.77 at end of August, so this month's forecast is slightly more optimistic.

The capital improvement fund stands at \$30,228.90 at end of September with much of the maintenance building expense behind us. We spent \$38,612.27 in September from this fund.

The good news is that the initiatives to collect overdue assessments and to market foreclosed lots to neighboring LBVCA lot owners have yielded additional income.

Motion was made to approve the Treasurer's report:

M/S/C Steve Bray Pete Sams Unanimous

The September Bills over \$200 were presented.

M/S/C Jon Testut Steve Bray Unanimous

**OFFICER REPORTS:**

**President, Debby Maule** -- Debby reported that the 2014 Fly In was a resounding success. LBVCA had a net profit of \$739.06. Absolutely no assessment income was spent on the Fly In. Regarding the assessment balloting, 281 ballots have come in to date, which is about 32% of the 872 that were mailed out. LBVCA property owners have until Nov. 3<sup>rd</sup> to send in their ballots. Regarding the 2015 budget, a special meeting

to determine the budget will be scheduled to take place shortly after our next board meeting (on Nov. 10<sup>th</sup>), which will also be after the assessment ballots are in and tallied.

Recruiting for new Board members needs to start now. Potential Board candidates will need to contact the Office for information on preparing a short bio about themselves. There will be 3 open seats next March.

Debby expressed thanks to David Hudiburgh for his tireless work on the new Maintenance Building, and to Ellen, Jon and Randy Haley for the additional time they contributed at the Clean Up last weekend to cover for Debby during her family medical emergency.

**Vice President, Jon Testut** – Regarding the big, beautiful redbud tree by the Rec Center that Carroll Electric wants to remove due to interference with guy wires there, Jon is still investigating a way to save the tree.

### **TA Reports:**

#### **ACC, Jon Testut, TA –**

On behalf of the ACC, Jon asks for the Board’s approval for full-time resident Wally Ake to become a new member of the ACC. Motion was made to approve Wally Ake:

M/S/C	Ellen Rinard	David Hudiburgh	Unanimous
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Jon also asked if the Board needed to approve the resignation of Dave Schaffner from the ACC. It was determined that no vote was needed, and Dave’s resignation stands.

Jon then submitted 3 proposed new sections to the ACC’s Building Standards & Practices (“BS&P”): a Preamble section, and section on requirements for Swimming Pools, and a section on Driveway Standards. Specifically:

#### **PREAMBLE**

This document is a carefully crafted set of guidelines, requirements and expectations that are intended to define architectural principles and styles and ensure the valued integrity of this community. It is the duty of the Architectural Control Committee (ACC) to oversee and enforce these Building Standards and Practices in an effort to promote safety, comfort and beautification of Lost Bridge Village.

#### **SWIMMING POOLS**

Swimming Pools or wading pools may not be constructed without prior written approval by the ACC and Benton County. Pools are not allowed in front yards. Submitted plans are reviewed to ensure that construction meets minimum life safety requirements and the project is in compliance with ACC Building Standards and Practices including setbacks. Swimming pools must be enclosed by fencing and shall, in all respects, comply with the Ordinances and Building Code of Benton County. Devices used in connection with the swimming pool, including the filter and circulating pump, shall be located inside the required fence and concealed from view in an approved storage shed or other enclosed building. Any enclosure or fence surrounding a swimming pool area or any courtyard shall have a visible exterior surface that is aesthetically pleasing.

#### **DRIVEWAYS STANDARDS**

Hard Surface driveways are required in all improved subdivisions of LBV and are recommended with all new construction projects. The material shall be reinforced concrete or hot mix asphalt, approved by the ACC. Driveway entrance from street shoulder shall have a 10 ft. radius, both sides. Driveway lengths are generally 18-20 feet of length for each car or truck. Walk around room at the bottom of the drive should be 3-5ft. Plan driveways with a minimum of 10 feet of

width for each vehicle, using wider spacing for easier walk-about space between vehicles. (Suggested minimum lengths x widths: Single Driveway: 20x10; Double Driveway: 20x20; Triple Driveway: 20x30 feet). Other variations allow for a turnaround slab or an 8-foot width at the street that widens at a two-car (or more) garage.

Where drainage ditches exist, ditch sections upstream and downstream from driveway shall be shaped to properly direct drainage culvert to meet ditch grade and flow line. Culvert size shall be sufficient to handle ditch drainage. 18 inch minimum diameter recommended.

Street shoulders and side slopes that may have been disturbed by construction shall be properly restored to original by builder.

Driveways are to be installed within 6 months of completion of home per ACC approved plot plans.

After some discussion, it was determined that the last sentence under “Driveway Standards” will be stricken out as driveways will need to be completed before final approval of a project can be given or refund of applicable performance deposit; that the new sections would not be retroactive but would apply to all new construction projects occurring after the effective date of the revised BS&P, which date will appear at the top of the newly revised BS&P once they are finalized; and, a set of the revised BS&P will be given to each property owner meeting with the ACC for approval of a construction project.

Motion was made to approve the 3 new sections for adding to the BS&P document with the above-stated provisos:

M/S/C	Steve Bray	David Hudiburgh	Unanimous
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Jon reported that business cards have been developed and are being supplied to each ACC member to carry and hand out when they go to homeowners to check on a project. (No expense has been incurred as Jon has created the business cards on his home computer and is donating the paper stock to make the cards.) He also created one for Marty to use in the office when prospective lot buyers come in.

**Airstrip, Steve Bray, TA** – Nothing to report, however, Steve does need updated landing clearance measurements taken with respect to the new maintenance building, which he will then post on the AirNav site. This led to some discussion about the safety of attendees at LBVCA Fly Ins and the need for a set of procedures for LBVCA staff to follow when planes are landing and taking off. Steve and Pete will investigate this issue further and report back at a future meeting.

**Community Building, David Hudiburgh, TAs** – Nothing to report.

**Covenant Review, David Hudiburgh and Randy Haley, TAs**

David reported that his covenant compliance committee is feeling a little frustrated that the Village is unable to follow-up on the identified violators due to lack of funds. They do realize, however, that if the assessment increase goes through there will be funds in 2015 to pursue legal action against covenant violators.

In Randy’s absence, David indicated he would give a brief status update, later in this meeting, as to where Randy and his Posy Mountain Ranch (“PMR”) covenant committee are in the process of developing a subset of covenants that would be more applicable to PMR. (See New Business.)

**Legal & Insurance, David Hudiburgh, TA** – Nothing to report.

**Library, Jon Testut, TA**

Jon presented the Librarian’s report:

- Budget restricted. No additional purchases possible.
- The Village's inventory of best sellers and first run selections continues to meet the needs and desires of the LBVCA community.
- A security camera is now in place in the Library.

David Hudiburgh raised the issue of developing a protocol for the processing of donated books to ensure a diverse selection is available for Village readers. After some discussion it was decided that this topic would be tabled, and the Board would invite the LBVCA Librarian, Pat Testut, to attend the next board meeting to outline her criteria and/or process of book selection.

**Parks & Recreation, Steve Bray and Pete Sams, TAs** – Steve had nothing to report, however, Pete opened a discussion on the idea for a potential golf course in PMR. Pete suggested that he and a couple volunteers could do an informal survey of the land out in PMR (common property) that might make a good a golf course – nothing fancy, probably a simple par-3 course – and then approach 2 to 3 golf course developers to see if there might be any interest or feasibility in developing a golf course in PMR. No expense to LBVCA would be incurred for this informal survey. Steve Bray and David Hudiburgh volunteered to assist Pete. Jim Haguewood pointed out that 36% of the total assessment for Bella Vista goes to maintaining golf courses. He also mentioned that Big Sugar Golf Course, the closest course to LBVCA, folded. Pete stated that the developers of Big Sugar took out loans to develop it and it was the interest on the loans that did them in. Steve pointed out that LBVCA is paying taxes every year on Common Property in PMR (as we do for all common property in the Village), and Pete suggested that a long-term land user would pay the property taxes on that land as well as pay LBVCA rent to lease the land for the golf course. Debby suggested that it should be made clear to a developer that absolutely no property owner assessment money could be used to develop a golf course.

**Political, all Trustees** – Pete Sams stated he has been in contact with many property owners out in PMR over the past few weeks to gage their enthusiasm for an assessment increase, and he was disheartened to learn that some people are under the misconception that Board members are paid positions. He would like it to be understood that Board members are volunteers who don't get paid a single nickel and yet must be willing to devote many hours to caring for the village.

Jim Haguewood stated that there is a Benton County Quorum Court meeting on October 14th. It could be useful for the Board to attend, but go prepared with knowing how much tax dollars the Villagers pay in property tax to Benton County. (Note: LBVCA is in District 1 of Benton County.)

**Roads and Maintenance, Jon Testut, Pete Sams and Debby Maule, TAs**

Pete stated that he, Jon and Grady Allen are working on a 5-year plan. Pete also commented that at least for the rest of this year he would like to review and pre-approve every hour Grady is asked to do work for the Village.

**Security Patrol, Ellen Rinard, TA** – Ellen raised the issue of perhaps posting on the LBVCA website a list of property offenses that occur in the Village. Jim Haguewood suggested that the Benton County website has a page that lists all offenses in the Village since Kelly Craddock took office as the newly elected Sheriff. Jim also suggested that the Village could ask Sheriff Craddock to do a once-a-day drive through the Village. As a Security Patrol Captain, Jim asked if Ellen could hold a meeting with all the zone captains and Phil to discuss security in the Village. Ellen will set up a meeting. Ellen suggested that the Security Patrol notebooks need some updating, but only for the new names on the Security Patrol.

**Social, Debby Maule, TA**

Debby outlined the upcoming social events:

- **October:** “Men Cooking (with help)” - October 25th 8:30 - 10:30 a.m. in the Village Hall, \$7.00 per person. Reservations required by Tuesday, October 21<sup>st</sup>. This event is being hosted by Gary & Julie Hearn, Pat Larson & Don Berndt, Dick & Noel Sloane, and Richard & Kara Funk.
- **November:** On Saturday, November 8<sup>th</sup>, Chili Dinner followed by “The Mike & Marty Show” in the Village Hall (Mike Gray and Marty Sauers perform an evening of music for your dancing and listening pleasure). Dinner is only \$5.00 but reservations for dinner are required (by Tuesday, November 4<sup>th</sup>).
- **December:** On Saturday, December 13<sup>th</sup>, a Christmas Progressive Dinner, coordinated by Faith Marshall.

**Tech Support, Jon Testut and Steve Bray, TAs –**

Jon reported that he has put an interactive Covenant Complaint form on the website. At a suggestion by Ellen Rinard, Jon will look into adding a link to the LBVCA website for where we can share LBVCA photos. Jon also added some LBVCA history to the website. Speaking of LBVCA history prompted a discussion about some of the older books in the Library containing old “Gazebo” newsletters. Motion was made to move those older documents to the locked office, for viewing upon request and presentation of a driver’s license:

M/S/C                      Steve Bray                      David Hudiburgh                      Unanimous

Steve reported that he and Marty Sauers in the Office met to see how the current Village database is being used and how it can be upgraded for more efficient use. Steve is working on developing new screens and easy links to our other internal databases.

**LBV Water & Sewer, David Hudiburgh TA –** Nothing to report, but David would like to say thanks to Ron Buttons and his crew for the work they did on the water and sewer line at the new Maintenance Building.

**OLD BUSINESS:**

- New Maintenance Building: David Hudiburgh reported that the electrical rough inspection was completed, and the final inspection will be done once the sheetrock is up. David needs volunteers to help get the final work finished on the building. Ellen Rinard suggested that the Garden Club might be willing to do some planting around the building. It was suggested that that deer-resistant boxwoods could be purchased at Lowes for \$6.95, or for \$3.95 at the end of the month. Debby Maule volunteered to purchase whatever boxwoods might be needed.
- Fall Clean-Up: Debby reported there was not a big turnout but enough that a 2<sup>nd</sup> dumpster was brought in. We took in \$495 so one dumpster is paid for, plus we’ll be getting a rebate on our metal recycling, hopefully \$150 which will go towards the 2<sup>nd</sup> dumpster. If there is no assessment increase, the Village can’t afford to do Clean-Ups anymore. If there is an assessment increase we may be able to it once a year. Jon Testut expressed his thanks to Jerry and Alan Davis for their generous donation of \$50. Pat Collins and Dave Schaffner also donated – thank you!
- Requests to Deed Lots Over to LBVCA – Marty Sauers reported on 4 lots that property owners expressed interest in deeding over to LBVCA. They are: FHS B2 69 (Gillaspy), MOU S5 2 (Palatas), MOU S3 63 (Moore), and PMR U4 50 & 51 (Nandakumar). The Board determined that they need to physically see the lots before making any decision. 4 of the Trustees volunteered to each go and see 1 lot and report back at the next meeting. (Steve Bray: FHS B2 69 on Hickory Drive; Pete Sams: PMR U4 50 & 51 on Diamondback Lane; Ellen Rinard: MOU S3 63 on Pine Drive; David Hudiburgh: MOU S5 2 on W. Airport Road.)

**NEW BUSINESS**

- Posy Mountain Ranch Proposed Covenant Changes: In Randy Haley’s absence, David Hudiburgh reported that the PMR Covenant Committee is still working on their proposed changes but from what

they've done so far David feels they've done good work and nothing is radical or outrageous. Randy will give a more complete report at the next board meeting.

- Painting Front Exterior of Community Building: Ellen Rinard suggested that the front exterior of the Community Building should be repainted to make it all match, including the spot where the Crane plaque was hung. Debby reported that she and Paula Allen had been planning to repaint the front exterior this year but now must push it off to 2015 due to budget constraints.
- PayPal: Ellen Rinard brought to the Board's attention how labor intensive PayPal processing has become for the Office and that it should perhaps be discontinued. There was some discussion on this topic and it was determined that further investigation into ways it could be streamlined needs to be done. Jon Testut will look into whether or not PayPal can automatically charge the PayPal fee to the user as they make payment and Marty Sauers will investigate options with Intuit to see if there isn't an easier way to track payments without needing to do offsetting journal entries for fees. (This could also apply to Collections processing.)

**Motion to adjourn meeting: 10:15 PM.**

M/S/C                      Pete Sams                      David Hudiburgh                      Unanimous

The next Board Meeting will be November 10, 2014.

Respectfully submitted by Marty Sauers, Office Administrator.

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Debby Maule, President

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Steve Bray, Secretary

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Ellen Rinard, Treasurer

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David Hudiburgh

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Pete Sams

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Jon Testut, Vice President

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Randy Haley (Absent)