

Lost Bridge Village Community Association, Inc.
Board Meeting Minutes
February 12, 2018 @ 6:00pm

Call to Order of Regular Meeting by President John Buhr @ 6:04 pm

Trustees Present: John Buhr, President Mary Gray
 Jon Testut, VP Phil Williamson
 Ben Hebert Corey Maish

Trustees Absent: Randy Haley

Approval/Discussion Agenda

 M/S/C Phil Williamson/Mary Gray/Unanimous

Approval/Discussion of January 8, 2018 Minutes

 M/S/C Ben Hebert/Corey Maish/Unanimous

Recognition of Members, Visitors, & Comments

Pat Testut – Proposing to have a Little Free Library box down by Rec Center. There are over 60,000 Registered Little Free Libraries all over the world. Little Free Library are a box with free books. You don't have to buy them or check them out, you can take a book, bring it back, return a different book or nothing. You never have to bring back the book. We could use one of these down by Rec Center for summer visitors who don't have access to our Library. We get a lot of donated books. A lot of them are donated to Friendly Book Store. So, there are books we can use for this.

Pat passed around pictures of different boxes from different areas. There is a one-time fee of \$45. This will get us the certificate, charter, and put us on the map. Currently there are 4 in Rogers and 2 in Bentonville.

We could ask for donation of material or time. Surely there are enough builders in village that they will hopefully build it for us and put it under the eaves on the Rec Center Building.

Board decided for Pat to go ahead and get registered using the Village Credit Card (\$45). The Little Free Library will be brought up at annual meeting. Maybe use the box as a competition and get the Village invested in it.

Ken Buchheit – Nothing to discuss.

Treasurers Report

Jan 31, 18

Current Assets

Checking/Savings

1000 · CASH IN MONEY MARKET - 0172	9,116.09
1001 · CASH IN CHECKING - 7265	130,480.80
1003 · ARVEST CAPITAL IMPROVEMENT 0743	
1003-A · AIRSTRIP IMPROVEMENTS	1,000.00

1003-B · COMM BLDG IMPROVEMENTS	1,000.00
1003-C · VILLAGE HALL IMPROVEMENTS	1,207.56
1003-D · REC CENTER IMPROVEMENTS	5,114.66
1003-E · LIBRARY IMPROVEMENTS	750.00
1003 · ARVEST CAPITAL IMPROVEMENT 0743 - Other	<u>20,456.50</u>
Total 1003 · ARVEST CAPITAL IMPROVEMENT 0743	29,528.72
1007 · CASH CONTINGENCY M/M FUND 9016	52,858.85
1010 · BUILDING DEPOSITS	<u>40,175.00</u>
Total Checking/Savings	262,159.46

January Profit and Loss - Actuals vs. Budget

	Account	January Actuals	January Budget	\$ Diff
Assessment Income	4000	\$137,000	\$137,857	-\$857
Donations	4100	\$430	\$0	\$430
Total Income		\$137,975	\$138,672	-\$697
Maintenance	7200	\$3,155	\$2,716	\$439
Rec Center	7400	\$252	\$213	\$39
General & Admin	7500	\$4,254	\$7,145	-\$2,891
Community Building	7600	\$627	\$978	-\$351
Roads	7700	\$1,182	\$1,845	-\$663
Capital Improvements	7900	\$0	\$0	\$0
Total Expenses		\$9,471	\$12,897	-\$3,426

Income:

Assessment income and total income on target for the month.

Expenses:

Overall expenses were below the total budget for January

Accounts over budget - interesting note:

7250 Miscellaneous Work \$309

7251-B LBV Snowplowing \$341

7511-A PayPal \$268 (budget \$1,000 for the year)

7757 Ditch & Culvert \$525

- 1- Assessment fees – will be sending out past due around 1st of March - \$65k that is past due.
- 2- \$9,000 – left over from prior year – move to Contingency Fund – Board Approved.
- 3- Sale of a lot for March – will probably not happen.
- 4- Insurance – it is more coverage – better deductible but not as much savings as what we thought. About \$2,200 in savings. Recommend paying full amount. Then we will be done for the rest of the year. Farmers did not like the airport so had to go with different company. Next year, we might be able to go with them. If being a private airport will it make a difference. Phil will check into it. Board agreed to change insurance companies and pay full amount.

Motion was made to approve January's Financial.

M/S/C

Jon Testut/Ben Hebert/Unanimous

Officers Reports:

President – John Buhr

- No Report

Vice-President – Jon Testut

- No Report

YA, WE DID THAT:

Would like to thank Ben for keeping our roads good during the cold weather.

Trustee Reports:

Trustee Reports:

ACC Liaison – Jon Testut

New inquiries:

- **WMT S1 18** - New garage. A motion was made to approve the project subject to driveway requirements being meant and the roof to match the house.
- **LBS B1 143** – Deck addition and new steps. A motion was made to approve project.
- **WMT S1 26** – Ground level decking platform which is an extension of a poured concrete slab. This project did not meet the criteria for having to have a Lost Bridge permit/fees or a Benton County permit.

Other:

- **FHS B1 25** – John Niernberger reported that Phil Williamson talked with Property Owner (PO) and discussed his building violations. PO submitted an itemized timeline for his covenant violation issues to be resolved.
- **LBS B1 57** – Replacement of deck supports. John Niernberger met with the property owner and his contractor. Project was approved with a \$500 performance deposit and \$100 application fee. John Niernberger was assigned to the project.

Discussion:

Manufactured vs. Mobile Homes was briefly discussed. After several Committee Members made investigative inquiries, including Benton County, it was determined that there are no definition differences.

Airstrip – Jon Testut, TA

- Nothing to Report

Community Building – Mary Gray, TA

- Nothing to Report

Covenant Compliance & Review

Phil Williamson, TA – LBV

1. Multiple reports of barking dog and dogs unleashed – location on White Oak
 - a. Owner contacted via phone call
 - b. Still receiving calls – letter sent to owner
2. Improper burning on LBV property
 - a. Our attorney is preparing letter to be sent to owner
 - b. Benton County Fire Marshall contacted via direction of Cencom
UPDATE: A letter is going out from LBV Lawyer this week. In the meantime, there was an apology from the property owner to the neighbor about the burning and smoke.
3. Owner contacted, via phone call, regarding cleaning up property (Cedar and Hickory).

- a. ACC notified via email of the steps owner is taking for be completed with clean up by June timeframe.

Corey Maish, TA – PMR

- NO REPORT TURNED IN

Legal and Insurance – Phil Williamson, TA

Legal

Improper burning on LBV property. Our attorney is preparing letter to be sent to owner.

Insurance

We have obtained insurance from a different company. See Treasurers Report.

Library – Mary Gray, TA

No report submitted by librarian.

Parks and Recreation – Corey Maish, TA

No report submitted

Political – Ben Hebert, TA

- NO REPORT TURNED IN

Property & Marketing – Ben Hebert, TA

- NO REPORT TURNED IN

Roads & Maintenance – John Buhr, TA/Jon Testut, TA/Randy Haley, TA (PMR)

John Buhr, TA (Lead)

1. Although we have had extremely cold temperatures we have not experienced any extremely damaged pipes. There were plumbing repairs at the Recreation Center and a water leak at the tennis courts however both were addressed.
2. R&M has continued with our Water Management Program to clear and reshape water runoff going to Dogwood and have targeted five cross street culvert locations as our priority. We have two at about 80% but have not started the other three. All property owners have been contacted and they all have given us approval to access their property in support of this program. Come Spring with its rains we will be a marked improvement with water runoff management.
3. We continue to monitor the weather and have plowed and spread sand/salt. This is an ongoing process this time of year.
4. We have all the needed equipment ready for use and online for the Leaf Removal Program. Be the first on your street to hire LBV to come and remove your leaf piles as its good for everyone!!

Jon Testut, TA

- Took delivery of John Deere rotary broom adaptor plate from dealer.
- Also ordered and picked up bucket leading edge protection plate, to be installed.

Randy Haley, TA (PMR)

- Nothing new to report

Security Patrol – Phil Williamson, TA

LBV:

The Sheriff's Department is still investigating the improper use of a security code at the Community

Building where several items were removed. To this date, no positive outcome as to who used the code.

PMR:

- NO REPORT TURNED IN

Social – Mary Gray, TA

The Social Committee hosted a Soup Dinner on February 3, 2018. Forty-nine members attended the event and enjoyed soup prepared by the Social Committee and music provided by The Mike & Marty Show.

Tech Support – Jon Testut, TA

- Retained both Canon Copiers (1030 and 2030) with each under contract for service and supplies
- Purchased and setup new Lock Key Code computer. Will be training other board members in use and application.
- Supplied Rec Center (Corey) with monitor and keyboard for security system
- Expect to purchase additional camera for Community Building
- Have introduced PayPal Virtual Terminal option to John, Phil and Tamy. Allows acceptance of ALL credit cards at POS (Point of Sale) with access to computer being simply the only requirement. Should encourage prompt payment of assessment and other fees (ACC, legal, etc). Cost is same as standard PayPal transactions. (2.9%+.30).

Water & Sewer Liaison – Ben Hebert, TA

- NO REPORT TURNED IN

Old Business (Status Update):

- Covenant Change - Phil, Mary, and Jon will read over the rest of the covenants to check for typos and get back with Tamy. – still working on. Should be completed by Annual Meeting.
- Pool Manager – Corey Maish – 2 people are going to be hired. The pool will open 7 days a week. In the process of some wording changes in the contracts. Only the last couple of weeks the pool is open will be a problem but will get it figured out. Only paying \$125 a month to go in and clean once a week. Not mandatory for drug testing. There a list (for Lowes) to finish out the managers office. Might have to hire someone else to clean when the pool is closed. Will get with John Buhr to finish it up. Treasurer said there is \$5,114 left over from prior years to use to update equipment.
- July Fireworks – Corey Maish – Office gave paperwork to Corey to fill out. Can get couple of signatures but cannot send in until get updated insurance from Hog Wild Pyro.
- Rental Property Leadership Team update – Ben Hebert - on back burner – Will have something ready for annual meeting.

New Business:

- Annual Meeting 3/10/18 – handed out annual meeting sheets. Please look over and let him know if there are any changes. We will then figure out how we will work it. Need it all by Wednesday this week. Also pictures if you want any.
- Spring Clean-Up - Everything is ready for Dumpster dive.
- Maintenance on Community Building – Mary Gray – It is time to paint inside. Mary had a sheet with all the dates when everything was painted. Mary suggested the Office and President Office needs to be painted 1st along with all the baseboards. Office suggested to be painted a taupe color.
John Buhr suggested the basement be done before Annual Meeting. Also ceiling tiles be replaced.

The hot water tank is in basement and is either turned off or is not working. Will need to be checked on.

The spreadsheet will be printed out and given to the TA's. The TA's should update with any new items or maintenance done and let Office know so they can update spreadsheet.

- PayPal Virtual Terminal – Jon Testut - scratch for evening
- Ballot counters – Ben Hebert - working on getting on committee. There are no rules/guidelines for election committee. Ben Hebert will create guidelines for election committee and present to board.

Adjournment

A motion was made to adjourn.

M/S/C Phil Williamson/Ben Hebert/Unanimous

Adjournment at 7:30pm

The next Board Meeting will be March 10, 2018.

John Buhr, President

Jon Testut, Vice President

Phil Williamson, Secretary/Treasurer

Mary Gray

Randy Haley (absent)

Corey Maish

Ben Hebert