



Lost Bridge Village Community Association, Inc.
Board Meeting Minutes
December 15th, 2025

Trustees Present: Kim Lane, Kati Hofstra, Craig Kelley, Nancy Sherer, Pete Lawlor, Johnathan Henak (via Zoom), Melissa Isham (via Zoom).

Trustees Absent: None

Visitors Present: 11 visitors present, 3-5 visitors via Zoom.

Call to Order:

The meeting was called to order by Kim Lane at 6:00 PM. A quorum was confirmed.

Approval of Agenda:

Motion to approve the December 2025 meeting agenda.

M/S/C: Pete Lawlor/ Craig Kelley — *Motion carried unanimously.*

Approval of Previous Meeting Minutes:

Motion to approve the November meeting minutes.

M/S/C: Nancy Scherer/ Craig Kelley — *Motion carried unanimously.*

Announcement:

Craig Kelley announced Joe Zgut's retirement, effective December 31st, 2025. The Board expressed appreciation for Joe's 3 years of dedication to the community. Joe addressed the Board and community to share more about his desire to retire and his plans to stay active in the community.



Johnathan Henak- Financial & Treasurer Report

Johnathan presented the November financials, noting that they were received late and require some housekeeping corrections. The Board agreed to defer approval of the November financials to allow the Finance Committee time to meet, review the statements, and address any necessary revisions.

The financial review indicated approximately \$213k in cash reserves, compared to \$361k at the same time last year. Accounts receivable total approximately \$171k, which included \$59,250 held for refundable ACC project deposits. Johnathan reported an increase in accounting fees and explained that the Association recently transitioned to a new CPA firm. He clarified that the higher costs were attributed to special projects, including the recent ballot process and transition-related expenses, rather than ongoing monthly fees.

Johnathan also presented the proposed 2026 budget, which projects approximately \$238k in revenue against estimated expenses of \$300k, resulting in a projected operating deficit of up to \$151k. He explained that the Association continues to face financial challenges due to insufficient dues collection and elevated operating costs, which have contributed to the continued depletion of reserve funds.

The Board discussed potential cost-cutting measures in 2026 and explored alternative revenue sources, including donations and the collection of past-due accounts. Board members noted that the proposed 2026 budget does not adequately fund anticipated capital repairs or long-term maintenance obligations. The Board emphasized its fiduciary responsibility to maintain the Association's financial stability and acknowledged the necessity of a dues increase within the year to address structural budget shortfalls and reserve sustainability.

Motion to approve the proposed 2026 Budget.

M/S/C: Craig Kelley/ Johnathan Henak— *Motion carried unanimously.*

New Business:

Craig Kelley reported on the potential need to outsource mowing & landscaping services beginning in 2026 due to staffing limitations within the Maintenance Department following Joe's retirement. The Board was informed that multiple bids were solicited, with proposals ranging from the mid \$30,000s to the low \$40,000s, covering mowing services from April through October for LBV common areas.



The Board reviewed a bid of \$25,450 submitted by Hercules Lawn Care, which included the maintenance of 3 flower beds. The Board determined flower bed maintenance was not necessary, resulting in a revised quote of approximately \$20,640.

The Board noted that the revised bid would be comparable to Joe's former salary and would allow the Maintenance Manager to focus on year-round community maintenance needs. No action was taken at this time. The Board indicated that consideration and possible approval of landscaping services will be placed on the agenda for the January meeting.

Craig Kelley also reported damage to the rock wall on the Dogwood entrance. Maintenance will assess the damage and evaluate repair costs.

Trustee Reports:

Kim Lane – President

Kim discussed upcoming Board election and reported 2 open Board seats. Board bios will be accepted until January 2nd, 2026, and anyone interested in applying for a Board seat should send their bio to the office.

Kati Hofstra- Vice President

2026 social event planning is underway and 2026 calendar to be announced. Kati also reported that the office computer and printer were replaced due to loss of functionality with age and computer viruses.

Melissa Isham- Secretary

Melissa received reports that the Recreation Center indoor temperatures have been unusually low. After consulting with Kester's Heating & Air, the unit was determined to be fully functional, and the issue was attributed to the units "Emergency Heat" setting. Melissa reminded community that "Emergency Heat" must be turned to "On" position on the thermostat in extremely low temperatures.



Airstrip Update- Steve Bray

Steve reported that the windsock pole broke during an attempt to replace the windsock. The pole had significant corrosion and will require welding to be repaired. Steve will work with Maintenance to facilitate repair.

Covenant Compliance/ ACC Liaison- Nancy Scherer

Nancy reported that since taking over Covenant Compliance in August, there were 16 projects, 6 of which are closed, and 10 are active, with 3 of those active complaints being new this month. Nancy reported that 9 compliance letters were sent and she has received 2 responses and 2 calls.

Nancy reported no new ACC projects this past month. 2 projects have been closed, and ACC will end year with 15 new projects this year, with 4 being new homes and 11 miscellaneous projects.

Craig Kelley – Roads & Maintenance / Civic Relations / ACC Liaison

Craig announced that in 2026, Maintenance will seek to form a Maintenance Committee. Anyone interested in joining should reach out to Craig, Jeremy or the office.

Pete Lawlor – Elections, Library, Village Hall, Neighborhood Watch

Pete introduced 2 proposals for new Village Hall rental fees and discussed implementing a non-refundable fee to cover the cost of cleaning after each rental. The Board will discuss what is needed to update the current rental contract and re-assess fees at a future Board meeting.

Open Forum:

The Community raised questions and concerns about winter road maintenance. Craig reminded the community that a map of priority roads had been posted to lbvca.com and that winter road condition updates will be posted via Facebook based on ARDOT updates on iDrive. Maintenance installed a snowplow on the Polaris Ranger, which will allow safer clearing of Airport & Dogwood entrances and more easily navigate the narrow side roads.



Craig emphasized the importance of safety and reminded the community that LBVCA has 1 full-time Maintenance employee that does not live in the Village, noting that HWY 127 must be cleared before LBV roads can be accessed for plowing. Craig also highlighted that Maintenance would continue proactive measures, including pre-treating and salting roads, working in conjunction with Benton County Road Department to ensure roads are cleared efficiently and safely.

Adjournment:

Motion to adjourn the November 2025 Board Meeting at 7:48 PM.

M/S/C: Pete Lawlor/ Craig Kelley — *Motion carried unanimously.*