



**Lost Bridge Village Community Association, Inc.
Board Meeting Minutes
October 20th, 2025, At 6 PM**

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

Absent: Pete Lawlor

Visitors Present: Steve Bray, Ron Redford, Phil Williamson, Joe Zgut, Kyle Box, Sarah & Fabio Mantovoni, Fred Kimball, Randy Haley, Polly & Stewart Damron, Corey & Rozann Maish, Corey & Anne Marie Oliver, John Oliver, Debra Cline, Ethan Hereth, Shaina Meyer, Jack Hefner, Andy Mills, Jack Neville, Kerri Webb

Call to Order:

The meeting was called to order by Kim Lane at 6:01 PM. A quorum was confirmed.

Approval of Agenda:

Motion to approve the October 2025 meeting agenda.

M/S/C: Nancy Scherer/ Kati Hofstra — *Motion carried unanimously.*

Approval of Previous Meeting Minutes:

Motion to approve the September meeting minutes.

M/S/C: Melissa Isham/ Kati Hofstra — *Motion carried unanimously.*

Financial Report:

John presented the September financials, highlighting the transition to a new CPA firm and discussing various financial aspects including cash reserves, accounts receivable, and payroll liabilities. He explained that the organization typically borrows from reserves to cover expenses and noted that Kim has been working on collecting outstanding dues. John



explained the decrease in dues revenue due to collection of past due payments and increased interest income from a high-interest savings account. New credit card system is in place. This system monitors each card holder's spending, tracks purchases and captures receipts for each purchase. Daily coding and approval for each transaction is required.

Approval of Previous Financial Report:

Motion to approve the September 2025 financials.

M/S/C: Nancy Scherer / Melissa Isham — *Motion carried unanimously.*

The full Financial Report is available at lbvca.com.

New Business:

The board discussed three ballot items for community vote:

1. An increase in annual dues
2. A property purchase near the swimming pool with a donation
3. A cleanup of the tennis court covenant release

A discussion arose regarding the definition of community property versus buildable lots, with concerns raised about the potential sale of recreational areas such as ponds in Posy Mountain. Kim clarified that community property in Posy Mountain is not considered common property and is defined within the LBVCA Covenants. The board also discussed the potential sale of Posy Mountain property and confirmed that there are no current negotiations or contracts in place.

Motion to approve the three ballot items for the upcoming vote.

M/S/C: Nancy Scherer / Kati Hofstra — *Motion carried unanimously.*

Posy Mountain Community Priorities Discussion

The board scheduled a “**Listen and Learn**” meeting for the following day to gather input from Posy Mountain residents on community priorities and budgeting needs, particularly road maintenance and covenant compliance.

Residents expressed concerns about deteriorating road conditions and a lack of maintenance, noting that current dues have not resulted in the services previously promised. This prompted calls for increased funding and better management of community amenities.



Kim again clarified that community property in Posy Mountain is not common property and is outlined in the LBVCA Covenants.

Lost Bridge Village Community Improvements

The meeting addressed concerns surrounding road maintenance, amenities, and financial management within Lost Bridge Village. Craig explained the process for requesting road maintenance from both the county and the village, while residents expressed frustration over limited maintenance and rising dues.

The board acknowledged past issues and emphasized its commitment to improved communication and community engagement. A committee will be formed to address concerns and work toward meaningful improvements. The discussion also included potential changes to pool rules and the need to review existing covenants and financial practices.

HOA Financial Management and Posy Mountain

The board discussed financial management concerns and fund allocation. A Posy Mountain resident highlighted the need for accurate financial reporting and ongoing maintenance challenges in the area. Kim acknowledged past financial issues but assured residents of renewed efforts toward transparency and accountability.

The group explored the possibility of separating Posy Mountain from the HOA. Kim explained that such a change would require both a community vote and legal review. Residents were invited to continue the conversation at an upcoming "Listen & Learn" meeting focused specifically on Posy Mountain needs.

Community Road Maintenance and Fees

A significant portion of the discussion centered on road maintenance and covenant compliance. A Posy resident shared his long-term experience working with the board since 2011 and emphasized the importance of continuity among volunteers and leadership. He encouraged residents to stay involved and attend board meetings to maintain progress over the years.



The board also discussed a proposed increase in association fees for both improved and unimproved lots to support necessary improvements. Some residents expressed concern about the financial impact on property owners with multiple lots.

Dues Increase and Future Planning

The board discussed the proposed dues increase in more detail. John noted that expenses have increased approximately 5% annually over the past 25 years and recommended adjusting dues to fund current operations and begin building reserves for future capital projects.

The board expressed willingness to consider specific improvement requests from Posy Mountain residents—such as road work and a playground—and emphasized the need to plan proactively for long-term community needs, not just immediate issues. Posy Mountain residents were encouraged to attend the next meeting and consider serving as board liaisons specifically for Posy residents.

Trustee Reports:

No Trustee Reports this meeting

Adjournment:

Motion to adjourn the October 2025 Board Meeting at 8:09 PM.

M/S/C: Kati Hofstra/ Melissa Isham — *Motion carried unanimously.*