



Lost Bridge Village Community Association, Inc.
Board of Trustees Meeting Minutes
February 16th, 2026

Call to Order

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

Roll Call / Attendance

Trustees Present: Kim Lane, Kati Hofstra, Nancy Scherer, Pete Lawlor, Craig Kelley, Melissa Isham (via Zoom)

Trustees Absent: Johnathan Henak

Visitors Present: 7 community members present

Approval of Agenda

Motion: Nancy Scherer moved to approve the February 2026 meeting agenda.

Seconded by Craig Kelley.

Motion carried unanimously.

Approval of Previous Meeting Minutes

Motion: Pete Lawlor moved to approve the January 2026 meeting minutes.

Seconded by Kati Hofstra.

Motion carried unanimously.

Financial / Treasurer Report–Johnathan Henak

January financials were not received and could not be reported on. With Johnathan's absence, the Board agreed to review January financials at a future meeting and post financials to website once approved.

The Financial Report will be available at www.lbvca.com.

New Business:

Annual Meeting

Annual meeting announced for March 21st, at 2PM



Board Elections and Appointments

Two Board terms expire in March. A 60-day candidate submission period was announced on December 1, 2025. One biography was received from Kim Lane. After consultation with legal counsel, the Board determined that an election was unnecessary due to the absence of additional candidates. Kim Lane will continue to serve in an appointed capacity for one year, saving approximately \$1,500- \$2,000. Resignation of Board Treasurer, Johnathan Henak was announced; with Nancy's appointed term also ending in March, the Board will need to fill two open positions: Board Treasurer and Board Trustee for Covenant Compliance. Kim reminded the community that these positions would be filled by appointment only and would carry one-year terms.

Hercules Landscaping Bid Proposal

The Board reviewed Craigs proposal to hire Hercules Landscaping to handle 2026 mowing on a 1year contract for \$20,250. After careful review of the 2026 budget and the recent loss of the part time maintenance position, bids were collected from several landscaping companies, with Hercules Landscaping offering the most cost-effective bid. Outsourced mowing will include LBV common areas and provide 30 mows between April 1st and October 1st. Maintenance Manager, Jeremy will handle mowing of the Posy Mountain entrance and the top of the Airstrip and continue to focus on community maintenance needs.

Motion: Kati Hofstra moved to approve Hercules Landscaping Bid.

Seconded by Pete Lawlor.

Motion carried with 5 votes in favor, and 1 opposed.

Community Dumpster Day

In addition to the Annual Cleanup held at the Airstrip, a Posy Mountain cleanup has been scheduled and will be located at the Brush Pile on Arabian Drive. Both will be held on April 25th, from 9 AM to 4 PM, or until dumpsters are full. A list of items not accepted will be posted on LBVCA website and social media.

Trustee Reports:

President – Kim Lane

Provided an update regarding the Waymire Trust property purchase agreement. \$23,000 will go towards the sale for the strip of land, and Waymire Trust will donate \$27,000 to LBVCA as restricted funds designated towards the community pool for improvements, repairs or replacement. Estimated closing date of April 3rd, 2026. Kim also reported that LBV annual insurance payment of around \$12,000 is due within the next month.

Vice President – Kati Hofstra

Reported that coordination of the Independence Day Celebration is underway and set for July 3rd, 2026. A rain date is under review and will be announced via website and social media. Kati also reported on 2026 invoicing, noting that approximately \$50,000 has been collected in 4 weeks.



Secretary- Melissa Isham

Discussed the need to hire a Pool Manager to manage the Recreation Center and Pool during Summer months of May through October. A posting for the position will go out on the website, social media and Indeed.

Covenant Compliance / ACC Liaison –Nancy Scherer

Reported 14 active compliance projects, with 12 projects from 2025 and 2 new projects, with 8 projects closed. Report also included ACC project updates, with 8 new homes and 13 miscellaneous projects.

Roads and Maintenance/ Civic Relations- Craig Kelley

A recap of recent winter weather preparations was given. With the heavy snowfall, Maintenance Manager Jeremy worked diligently through the winter storm to ensure roads were pre-treated and plowed. The Board commended Jeremy for his hard work and commitment to the community.

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

New rental fees were introduced for Village Hall. A non-refundable cleaning fee of \$150 has been added to the fee schedule, with a \$25 usage fee and a refundable \$100 deposit for LBV members. Non-member fees include a \$250 refundable deposit, \$350 usage fee, and \$150 cleaning fee. Fees will not apply to LBV community clubs.

Motion: Kati Hofstra moved to approve the proposed new rental fees for Village Hall.

Seconded by Pete Lawlor.

Motion carried unanimously.

Committee / Special Reports:

Airstrip – Steve Bray

Fly-In Breakfast to be held on May 30th and August 29th, with the Annual Jesse Harvey Fly-In held on October 3rd.

Open Forum:

New resident, Brandon Griffel introduced himself and expressed his passion for aviation.

Adjournment:

Motion: Kim Lane moved to adjourn the meeting at 7:13 PM.

Seconded by Nancy Scherer.

Motion carried unanimously.