



Lost Bridge Village Community Association, Inc.
Board of Trustees Meeting Minutes
March 21st, 2026

Call to Order

The meeting was called to order by President Kim Lane at 2 PM. A quorum was confirmed.

Roll Call / Attendance

Trustees Present: Kim Lane, Kati Hofstra, Nancy Scherer, Melissa Isham

Trustees Absent: Johnathan Henak, Craig Kelley, Pete Lawlor

Visitors Present: 13 community members present

Approval of Agenda

Motion: Melissa Isham moved to approve the March 2026 meeting agenda.

Seconded by Kati Hofstra.

Motion carried unanimously.

Approval of Previous Meeting Minutes

Motion: Kati Hofstra moved to approve the February 2026 meeting minutes.

Seconded by Nancy Scherer.

Motion carried unanimously.

Approval of Financials

Motion: Nancy Scherer moved to approve the February 2026 financials.

Seconded by Melissa Isham.

Motion carried unanimously.

New Business:

The Annual Meeting opened with Board member introductions, with each member providing a brief overview of their roles and responsibilities.

The Board highlighted major improvements completed at the Recreation Center in 2025, including new flooring, a new HVAC system, kitchen updates, and fresh paint throughout the facility. A new multi-use court was also constructed.

The Board reported significant success with the implementation of electronic voting, which achieved a 33.3% participation rate compared to previous rates of 12–20%. The electronic voting system proved to be more cost-effective than prior methods, while also reducing human error and providing a more secure voting process. This system will be used for future elections.

The Board presented a proposal to increase annual assessment fees. The proposed hybrid structure would raise dues for improved lots from \$160 to \$290 and for unimproved lots from \$112



to \$150. The proposal will be put to a membership vote in spring or early summer of 2026. If approved, the new rates would take effect in January 2027.

The Board also addressed the status of delinquent properties and the need to pursue foreclosure in certain cases. It was noted that foreclosure is not feasible for every delinquent property due to the costs and redemption periods involved in the process. The Board will work with legal counsel to determine the appropriate use of liens and foreclosures on a case-by-case basis.

Financial Report:

The financial report reflected approximately \$155,000 collected in 2026 dues, with \$262,000 held in the money market account and \$32,500 in checking. The money market account earned close to \$18,000 in interest income during 2025. Year-end financials for 2025 reported \$45,000 collected in delinquent dues. After reallocating several items that had been misclassified under General & Administrative, year-end repairs and maintenance expenses totaled \$48,000, which included larger expenditures such as the purchase of the side-by-side and capital improvements from the Recreation Center remodel.

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

Trustee Reports:

President – Kim Lane

Covered under New Business.

Vice President – Kati Hofstra

Kati reported that new office processes have been put in place to streamline operations. Next steps include preparations for 2027 invoicing once 2026 collections are completed. She reminded the community that the LBVCA website is the most up-to-date source for community information and event dates. The Memorial Day Kickoff at the Recreation Center is set for May 28th and the Independence Day Celebration is scheduled for July 3rd. Volunteers and donors are needed for both events, which are made possible entirely through community donations. All community members are encouraged to get involved.

Roads and Maintenance/ Civic Relations- Craig Kelley

In Craig's absence, Kati reported on maintenance updates, which included successful winter preparedness, completion of runway tree trimming, and a new \$20,000 annual contract with Hercules lawn service to handle mowing, allowing Jeremy to focus on other maintenance priorities. Highlights for 2025 Maintenance included winter preparation, improvements of several Posy Mountain gravel roads and building a positive relationship with Benton County Road Department.



Secretary- Melissa Isham

Melissa reported that following the completion of the Recreation Center renovations, the 2025 summer season was one of the busiest yet and received overwhelmingly positive community feedback. Highlights for 2025 included the Eddie Oliver Memorial plaque, a new HVAC system, and the first Fly-In Breakfast event, which brought in 41 planes and generated approximately \$2,200 in revenue. These events are organized entirely by volunteers, and additional volunteers are always needed.

Covenant Compliance / ACC Liaison –Nancy Scherer

Nancy provided an update on Covenant Compliance, noting that she has documented 22 projects since August 2025, with 12 ongoing and 10 completed. She highlighted significant property improvements in Posy Mountain and requested the formation of a neighborhood committee to assist with Covenant Compliance across the eight different communities within Lost Bridge Village. The ACC reported that 15 projects rolled over from 2025 and 5 new projects this year, with \$49,250 currently held in reserves.

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

In Pete’s absence, LBV librarian, Laurie Sutton provided an update on the library, reporting that over 1,000 books were checked out in 2025. The library currently holds 2,800 books and has received many new titles through donations. Highlights included the addition of a coffee bar, high-speed Wi-Fi access, and the introduction of new rental fees for Village Hall to help offset the costs of cleaning and facility improvements.

Old Business:

Kim Lane – Appointed Term of One Year

Motion: Melissa Isham moved to appoint Kim Lane for a one-year term.

Seconded by Nancy Scherer.

Motion carried unanimously.

Board Treasurer- Johnathan Henak’s Resignation

Motion: Melissa Isham moved to accept the resignation of Johnathan Henak as Board Treasurer.

Seconded by Kati Hofstra.

Motion carried unanimously.

Board TA- Nancy Scherer’s Resignation

Motion: Melissa Isham moved to accept the resignation of Nancy Scherer as Board TA.

Seconded by Kati Hofstra.

Motion carried unanimously.

Annual Spring Cleanup:

Spring Cleanup is scheduled for April 25th and will be held at 2 locations. In addition to the dump site at the Maintenance building, an additional site has been added for Posy Mountain residents



and will be held at the Brush Pile located at 12155 Arabian Dr. The Maintenance building site will have two dumpsters for trash and one for metal. The Posy site will have one dumpster for trash and one for metal. Both sites will open at 9 AM and run until 4 PM, or until dumpsters are full. Suggested donation for cars & trucks is \$20 and trailers \$40. A list of items not accepted is posted on lbvca.com.

Adjournment:

Motion: Kim Lane moved to adjourn the meeting at 3:38 PM.

Seconded by Kati Hofstra.

Motion carried unanimously.