



Lost Bridge Village Community Association, Inc.
Board of Trustees Meeting Minutes
January 19th, 2026

Call to Order

The meeting was called to order by President Kim Lane at 6:04 PM . A quorum was confirmed.

Roll Call / Attendance

Trustees Present: Kim Lane, Kati Hofstra, Nancy Scherer, Pete Lawlor (via Zoom), Johnathan Henak (via Zoom)

Trustees Absent: Craig Kelley, Melissa Isham

Visitors Present: 4 community members present

Approval of Agenda

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

Seconded by Kati Hofstra.

Motion carried unanimously.

Approval of Previous Meeting Minutes

Motion: Kati Hofstra moved to approve the December 2025 meeting minutes.

Seconded by Nancy Scherer.

Motion carried unanimously.

Financial / Treasurer Report—Johnathan Henak

Johnathan presented the December financials, reporting \$202,000 in cash on hand. In consultation with the Association's accountant, it was determined that Accounts Receivable will no longer be maintained in an allowance account and will instead be written off to Bad Debt Expense in accordance with the accounting guidance. Current Accounts Receivable total approximately \$168,000, including approximately \$35,000 in unpaid 2025 dues. Collection efforts on past-due accounts remain ongoing, and additional recovery options are being evaluated for certain accounts.

Motion: Nancy Scherer moved to approve the December financials.

Seconded by Johnathan Henak.

Motion carried unanimously.

The full Financial Report is available at www.lbvca.com.



New Business:

Variance Request

The Board reviewed a variance request from Posy resident Morgan Bowen to construct a 1,248 sq. ft. home, which is below the 1,500 sq. ft. minimum requirement. The Architectural Control Committee (ACC) provided a favorable recommendation, citing construction quality and lot-specific constraints.

Motion: Nancy Scherer moved to approve Morgan Bowens' variance request.

Seconded by Pete Lawlor.

Motion carried unanimously.

Ballot Initiatives

The membership approved the sale of a 50-foot strip of land near the Recreation Center and the release of Covenants for the former LBV tennis court property. Online voting was utilized for the first time, resulting in approximately 33–34% participation.

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. The remaining vacancy will be filled by Board appointment by the Annual Meeting in March.

Dogwood Rock Wall Repair

The rock wall on Dogwood was recently damaged and has been repaired. Preventative measures are being evaluated.

Security Update

In response to recent break-ins the Benton County Sheriff's Department will increase patrols in the area over the next 30 days.

2026 Invoicing

2026 invoicing is underway using a hybrid method of email and mailed distribution. Invoices will be sent in batches by subdivision and will include a 30-day payment window upon receipt.

CPA Engagement Letters

Engagement letters from a new CPA firm were discussed for future Board consideration. Proposed monthly services will not exceed \$1,000, with defined expectations and responsibilities. Separate agreements will be issued for tax preparation and the required 501(c)(3) review/audit. Additional services will require separate engagement agreements.



Trustee Reports:

President – Kim Lane

Provided an update regarding legal preparations associated with the Waymire Trust property purchase agreement and the release of Covenants for the former LBV tennis court property.

Vice President – Kati Hofstra

Reported that Dumpster Day is scheduled for April 25, 2026, with an additional dumpster site planned for Posy Mountain. Volunteers are needed.

Covenant Compliance / ACC Liaison –Nancy Scherer

Reported 20 total projects, including 12 open cases and 4 closures. Foreclosure action is being evaluated for more serious cases. ACC activity for 2025 included 4 new homes and 11 miscellaneous projects, with approximately \$60,000 held in project deposits.

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

No report.

Committee / Special Reports:

Airstrip – Steve Bray

Reported that the windsock pole has been repaired and a new windsock installed. Breakfast Fly-In events are scheduled for the fifth Saturday in May and August. The Fall Fly-In date will be announced at a future meeting.

Open Forum:

A community member inquired about the possibility of bringing in a paper shredding service for secure document disposal.

Adjournment:

Motion: Nancy Scherer moved to adjourn the meeting at 7:17 PM.

Seconded by Kati Hofstra.

Motion carried unanimously.