



**Lost Bridge Village Community Association, Inc.**  
**Board Meeting Minutes**  
**November 17<sup>th</sup>, 2025**

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

**Trustees Absent:** Kati Hofstra was unavailable due to prior commitment.

**Visitors Present:** Ron Redford, Joe Zgut, Jeremy & Carrie Webb, Steve Bray, Phil Williamson, Jenette Edwards, Mike & Teresa Thomas (via Zoom), Victoria Rogers (via Zoom).

**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 November 2025 meeting agenda.

**M/S/C:** Pete Lawlor/ Nancy Scherer— *Motion carried unanimously.*

**Approval of Previous Meeting Minutes:**

Motion to approve the October meeting minutes.

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

**Johnathan Henak- Financial & Treasurer Report**

Johnathan reported approx. \$231k cash on hand. After accounting for an outstanding \$18k property tax check and roughly \$60k in ACC funds, effective available cash is closer to \$150k. Accounts receivable total about \$175k, with approx. \$145k considered collectible. Year-to-date net income was approx. - \$70k as of Oct 31. Annual operating costs of \$300k - \$325K were noted to substantially exceed collected dues of about \$180k, requiring regular



use of reserve funds. Johnathan cautioned that, if the structural deficit is not addressed, reserves could be significantly depleted within 1-2 years.

Johnathan also described the new credit card and receipt-capture procedures and provided an update on the ongoing clean-up of payroll liability accounts in coordination with the CPA.

**Approval of Previous Financial Report:**

Motion to approve the October 2025 financials.

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

*The full Financial Report is available at [www.lbvca.com](http://www.lbvca.com)*

**Email Votes:**

**10/22/2025 – Removal of proposed dues increase from upcoming ballot.**

- Present: Kim Lane, Craig Kelley, Melissa Isham, Pete Lawlor, Nancy Scherer, Johnathan Henak, Kati Hofstra
- Motion to remove dues increase from ballot  
-**M/S/C:** Kim Lane/ Craig Kelley/ *Motion carried with 6 votes in favor, 1 vote against.*

**10/28/2025 – Maintenance Department request to spend \$1,300 for Maintenance Day.**

- Present: Craig Kelley, Kim Lane, Nancy Scherer, Kati Hofstra, Melissa Isham, Johnathan Henak, Pete Lawlor
- Motion to approve Maintenance team to spend \$1,300 on Maintenance Day preparation and supplies  
-**M/S/C:** Craig Kelley/ Kim Lane— *Motion carried unanimously.*

**11/7/2025 – Refund to John Graves in the amount of \$1,000 for a performance deposit paid in 2022 for tree trimming that was never refunded.**

- Present: Kim Lane, Craig Kelley, Nancy Scherer, Melissa Isham, Pete Lawlor, Kati Hofstra, John Henak
- Motion to issue a refund of \$1,000 to John Graves  
-**M/S/C:** Kim Lane/ Craig Kelley— *Motion carried unanimously.*



## **New Business:**

The Board discussed the new online voting process using vendor TIE iVOTE. Email ballots have been sent and members without an email address on file were mailed a ballot. Members who are not in good standing will not receive a ballot. The Board intends to use this system for upcoming board elections, with the next election expected around January 2026.

A 3-hour budget meeting was held the prior Sunday to discuss the 2026 budget. The current draft targets total expenses of just under \$300k. Repairs and Maintenance for 2025 projected around \$70k, reflecting significant work such as new HVAC and flooring at the Recreation Center. The draft 2026 budget for Repairs and Maintenance was reduced to approximately \$52,500, considered “bare bones minimum” likely deferring some needs. 2026 budget to be finalized and voted on at December meeting.

The Board further discussed accounting costs increase due to use of external CPA for bookkeeping and required audits, which the Board views as critical for transparency and continuity. The Board reiterated that existing dues are insufficient to fund operations and that a dues increase will be necessary.

## **Trustee Reports:**

### **Kim Lane – President**

Kim focused on long-term financial sustainability and reiterated that the Board must consider what is best for the community as a whole rather than individual interests. She reviewed efforts to collect aging receivables and commented that while grants and donations are helpful, they cannot be relied upon to fund basic operations.

### **Kati Hofstra- Vice President**

No report due to prior commitment.



### **Melissa Isham – Secretary**

The Rec Center recently experienced a power surge or lightning event that destroyed the ice maker and freezer, and all the contents of the freezer. A deep cleaning of Rec Center was scheduled, and surge protection options will be evaluated. A new windsock for the Airstrip has been

### **Nancy Scherer – Covenant Compliance/ ACC Liaison**

A structured case tracking system has been implemented for Covenant Compliance complaints. 15 properties are currently reported, categorized as 3 high-level priority, 8 medium- priority, and 4 lower-priority cases. Common violations include commercial use of residential lots and dumping, unapproved structures such as tiny homes, accumulation of debris and unlicensed vehicles, and clear-cutting or grading of unimproved lots without permits. Cases are reviewed every Monday to determine the next appropriate steps.

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

A priority list of roads based on sign type (county/ public/ private) has been developed. Maintenance is coordinating with Benton County on certain green-signed roads and planning for village maintenance of others. The 2026 draft budget includes \$7,500 for gravel and road base, at an approximate cost of \$425 per load (17-18 loads) to be used over the course of a year. Craig described the intent to spread this work over multiple months and to coordinate with volunteers who may have equipment and wish to help. He also reported that a recent Maintenance Day was successful in servicing equipment.

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

Library is looking for volunteers to help with organizing and upkeep.

### **Airstrip Update – Steve Bray**

September Fly-In was impacted by storms which caused damage to event tents. Steve has repaired tents using spare parts. Herbicide applications on the runway are ongoing, and crack-sealing work has been partially completed.



### **Open Forum:**

Residents raised questions and comments about the major repairs and maintenance projects completed in the past year and whether reducing the 2026 budget would risk deferring too much necessary work. There was an extended discussion of the timing, amount, and structure of a future dues increase, including suggestions to phase in increases and to make covenant enforcement and cleanup visibly budgeted and executed so members can see results.

Residents from Posy Mountain and other areas emphasized the need for equitable reinvestment across all neighborhoods to build trust in the Board's stewardship of funds. The Board acknowledged the importance of visible improvements in all areas, not just in the lower village, and reiterated their commitment to additional Town Halls and clearer communication.

Ideas discussed included establishing restricted funds for certain purposes and ensuring that covenant enforcement progress is regularly reported. Several residents indicated willingness to volunteer for cleanup efforts and for assisting with Dumpster Days, particularly in Posy Mountain area.

### **Adjournment:**

Motion to adjourn the November 2025 Board Meeting at 8:01 PM.

**M/S/C:** Pete Lawlor/ Johnathan Henak — *Motion carried unanimously.*

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