

Minutes from

2023 LOCHMERE HOMEOWNERS ASSOCIATION, INC

ANNUAL MEETING

May 6th, 2023 10am Common Area

With the Property Manger presiding, the meeting was called to order by Tim Velie. After introductions of the current board members, a power point was presented to the attendees. The power point began with a review of 2022 projects completed by the Lochmere Board. The list included the following:

- Groundskeeping – many areas at the Common Area and various islands in Lochmere were converted from mulch to stone. This was done to eliminate the expense of the mulch and labor on an annual basis. The increased cost of the stone will be recouped over the next few years.
- Key card system – the old antiquated key card system had to be replaced. Some of the cards and the main card reader were, at times, not working. Replacement cards were issued to all residents who requested them in April 2022.
- Surveillance system - Images needed from the old system became unavailable, thus the replacement. The new system has many more capabilities
- Benches – several new benches were purchased and placed around the Common Area
- V Notch – a V notch was cut to assist with flow of water in lake and to aid in controlling the level of the water without manual intervention.
- Reserve Calculation -the Board developed a Reserve Calculation which identifies assets which are critical to the operation of the

association and places a value to replace said items and uses this calculation to determine reserve adequacy.

- Website – our website Lochmerehoa.com is a work in progress. Attendees were asked to visit website and provide suggestions for additions, changes, etc.
- Welcome Kit – kits were introduced in 2022 and are provided to new owners. Kits contain rules, regulations, forms, pictures, etc.

Next on the agenda was a look at potential projects for 2023. A copy of the multi-year plan was introduced. The following is a list of some of the projects to be completed over the next few years. The list includes some projects which have already been completed in 2023.

- Picnic area grills replaced (completed)
- Bridge minor repairs (completed)
- Tennis court (crack in pavement)
- Gate and fence (rust removal and painted)
- Parking lot (Resealed and painted)
- Lake wall (a small portion of the wall is leaning inward)
- Katrina Drive entrance sign
- Subdivision security
- Recreation (add more types of recreation – partially completed)
- Groundskeeping – additional area to clean up and improve

Floor was then opened up to questions/concerns from the attendees. The topics discussed were as follows:

Placing multi-year plan on website – Board agreed to consider this

Reset benches on concrete to stabilize them-Board agreed to fix

Formation of a games committee – no action by Board. Some attendees indicated interest

Parking problems with contractor's employees-city streets/city issue

Concern over empty lots not being mowed-call city code dept

A lengthy discussion occurred over the liability of not having a fence between Lochmere and the Greene property. That discussion turned into a discussion as to what type of fencing should be utilized.

Report from Craine, Thompson and Jones pertaining to voting. The results were as follows:

274 potential voters 38% voted

Directors chosen: Jack Bisping, Robin Epps, Jim Hill, Tim Velie, Pat Gilbert (write-in) and Lynn Haney (write-in). These folks will serve with Jim Crawford, Judi Wells and Chrissy Evans. **2023 Budget** was presented and passed with a vote of 90 to 2.

Quorum – based upon 38% attendance rate the initial meeting was adjourned and a subsequent meeting, which required 25% for a quorum, was called to order.

This was followed by a brief review of the financials for 2022 and a discussion of the budget which had just been approved. Particular attention with the 2023 budget was the additional funds from the dues increase. Velie spent time identifying the required steps to modify the annual dues amount which are outlined in the covenants. He emphasized that the Board completed each step necessary to acquire approval by the homeowners. Velie then mentioned that 2023 needs to be the year for revision of the covenants.

Velie then tried to describe all of the activity which currently surrounds Lochmere, primarily the high rise complex and the Greene property. The high- rise development is on hold for now. The Greene property is being offered for \$100,000 per acre. We have an injunction to keep them off of our property. We have a lawsuit against the property owners to recoup our losses which includes trees and fence. Pictures were provided to identify the destruction to our property. After Velie's comments a lengthy discussion ensued concerning the need immediately for the erection of a fence to restore our privacy and security.

Motion was made to authorize Board to proceed with fencing. A second followed. Afterwards there was concern about costs and type of fencing. After considerable discussion a vote was called for and the motion passed. The question as to correct survey or boundary lines was also discussed.

The majority of the remaining time was used to discuss sidewalks, primarily the lack of some and the requirement of builders to construct them. A motion was made seconded and passed for the Board to approach the city as to the funds available for sidewalks from the developer's bond in addition to what was used for Lochmere streets. Board to follow up with inquiry.

There being no other new business, a motion to adjourn was made, seconded and passed. Meeting was adjourned.