

LOCHMERE HOMEOWNERS ASSOCIATION

**AUGUST 14, 2023 MONTHLY BOARD MEETING
7PM AT LOCHMERE COMMON AREA CLUBHOUSE**

Call to Order- Jim Crawford, Vice President

Note: Jim Hill, our Bard President, is taking a brief leave of absence.

Roll Call – Chrissy Evans, Board Secretary

Approval of Meeting Minutes (July – approved online via email to expedite posting on Lochmerehoa.com)

Financial Report – Tim Velie

Reports provided – Profit & Loss, Balance Sheet, Month-by-month spreadsheet of income and expenses and a Reserve Calculation

Highlights – Monthly income - \$20,389, expense \$16,737 Net Gain \$3,652

YTD totals – Income \$140,040 Expense \$70,734 Net Gain \$69,306

Percentage of total outstanding dues collected 89.1%

Percentage of 2023 dues collected 94.6%

Resident Concerns from non- Board Members - none

Board Member Concerns – Lynn Haney requested update on Greene lawsuit. Velie provided the following – since the last board meeting the Board has been contacted by two local entities that have similar property issues with Shannon Greene. One initiated a lawsuit approximately fifteen months ago. Velie is meeting with these groups to gather more information. In conversations with our attorney, no progress has been made to advance our lawsuit.

Old Business

Lake wall and walking track status – Velie outlined the approach the Board plans to take in addressing the deterioration of the walking track for about a 200' section. Project's cost estimates are being acquired to determine feasibility of the plan. The Board recognizes the urgent need to fix the problem.

Lake weed control status, timer and grinder – Pam Hill (reporting for Jim Hill) indicated that the company the Board hired, to address the condition of the lake, seems to be having some success. Weed Wizards was hired to treat the lake in an effort to eliminate most of the algae. Jim is also working with them to replace the fountain timer.

Installation of replacement fence – Pam Hill reported that the chain link fence had been installed at a total cost of \$23,590 plus an additional \$1950 to clear the property line. We now have a bid of \$2,900 to prepare the fence line for the planting of grass, shrubs and trees in the fall. We will most likely do the plantings for the entire fence line in stages.

Sidewalk status – Velie reported that the thought by some residents that funds for sidewalk construction were part of the developer's bond coverage proved to be inaccurate.

New Business

Fall grounds keeping actions needed – Pam Hill discussed the following items:

- Replace dead plants/shrubs

- Debris removal, grounds prep and sowing grass at fence

- Plant trees/shrubs along new fence/pool

Pam provided documentation on these items plus cost estimates on the materials needed and the labor involved. Discussions centered around the financials restrains the Board is under not knowing at this time what the walking track repairs may cost. That said, the Board's intent is to, hopefully, implement their repair efforts on the track and complete as much fence line plantings as possible.

Review Board report – Velie reported the resident names on five Review Board requests on which the Board approved in July. Also, Lynn Haney was added as a member of the Review Board.

Cornhole and Game Night- Velie reported that both activities in July were successful and the plan is to continue these types of activities in the coming months

Re-assignment of duties – In Jim Hill’s temporary absence various duties were re-assigned to other Board members until Jim’s return. The Board still needs someone to oversee the groundskeeping activities.

Key Card system – Velie reported on the issues with the key card system, those being the old card readers. The Board approved the purchase of new readers if required at a cost of up to \$1000.

Pool Inspection – Velie reported that the last pool inspection was rated at 96%. A 100% rating is not possible, for our pool, as they always take off for cracks in the concrete.

Walters/Cherokee Intersection – Velie briefly discussed the city’s plan for changes to the intersection. Currently a round-a-bout seems to be the city’s direction.

Open Meeting adjourned

Executive Session:

The Board went into Executive Session to discuss various Covenant violations by certain residents in an effort to determine actions to be taken, fines, etc.

Executive session adjourned.

NOTE: CHANGE IN NEXT MONTH’S MEETING DATE

NEXT REGULAR MEETING DATE: SEPTEMBER 18, 2023