

LOCHMERE HOMEOWNERS ASSOCIATION, INC.

March 11, 2024

MONTHLY BOARD MEETING NOTES

Call to Order-James Crawford

Roll Call of Attendees-Chrissy Evans

Members present: Hill, Crawford, Evans, Wells. Gilbert, Bisping and Velie

Members absent: Epps

No visitors

Resident Concerns from non- Board Members: None

Resident concerns from board members:

The following resident concerns were discussed:

- 1) **Individuals possibly posing as salesmen** trying to gain access for sales reasons, supposedly. Incidents were reported to police. Also, a black Dodge charger was seen parking in certain areas with no apparent reason to be in Lochmere.

Board Response – “no soliciting” signs are posted at entrance but they do not stop dishonest persons. Residents need to stay alert and report incidents or suspicious persons to police immediately.

- 2) **Vehicles being parked in Common Area for extended times.** Also, multiple vehicles being parked on roads in “no parking” areas and near intersection.

Board Response – these are city streets which means the police have jurisdiction, not the HOA. That said, we still need to report issues to the police when parked cars create an issue. There are some city street rules, such as parking too close to an intersection, which may apply which the police can enforce. Board is working to identify owners of vehicles being parked at Common Area.

- 3) **Ducks creating mess on multiple owner’s patios.**

Board Response - A person has been identified who will remove the ducks from the Common Area. There critters have been a nuisance to many homes for several years.

- 4) **Resident observed pets and bikes on tennis court.**

Board Response - More signage advising “no” to pets, bike and skateboards is being ordered.

Approval of Minutes (February minutes approved via email to allow timely posting to website (LochmereHOA.com))

Financial Report-Tim Velie

Report included P&L, balance sheet, reserve calculation, and the monthly spreadsheet of income & expenses. \$8,300 was received primarily in dues

payments in the month of February. Expenses for the month were \$13, 033.74 which included the 2024 monthly reserve allocation of \$400.

The expense total included an advance, on a project, which when completed will be capitalized reducing February's expense total. Most of the other expense lines were in order. Lochmere outstanding `loan balance now stands at \$56,155.

Old Business:

- * **Greene lawsuit / property update**- Velie reported on conversation with The Lynch family concerning their lawsuit against Greene, which is similar to ours. Greene has denied being responsible and blames the excavating company which is now being brought into the suit. Our attorney feels the same will occur with our case. Board will continue to monitor any progress or lack of.
- * **Status of approved projects** was provided by Jim Hill
 - **Bridge replacement** – scheduled for April. Paid one-half down.
 - **Painting Main entrance gate & portion of fence** –possibly starting this week weather permitting.
 - **Resurfacing and striping parking lot** – Jim working to schedule this job.
 - **Resurfacing tennis court and striping** – the Board approved this project/bid in February. In the interim, another bid was received. After much deliberation, the board approved a motion to rescind the February motion/ bid approval and go with the second bid. Included in the second bid was a new net and net tightening mechanics plus some other items.
- * **Lake wall project status** – noticeable widening of joint in concrete / continue monitoring
- * **Status of development of a Property Manager's handbook** – Velie working to record steps for specific duties the manager must perform. Slow progress.
- * **Status of Haney/Bowlin property** – Haney property sold / Bowlin property in foreclosure.
- * **Status of General Grounds/Maintenance person** - - the Board approved the hiring of Pam Hill as the overseer of all groundskeeping and landscaping. Pam has done a wonderful job over the last few years in working at and overseeing groundskeeping and landscaping work in the Common Areas.
- * **Preparation for annual meeting – May 4th, 2024** Velie reported that annual meeting documents are ready except for adding the bios which are due by March 15th. Proxies will be mailed around April 4th. Tent has been reserved. Refreshments for the meeting were discussed. Pat Gilbert is overseeing the refreshments.

- * **Aquatic Weed Wizard contract** – Board was asked and did approve ratification of an agreement made by Hill & Velie with Aquatic Weed Wizards. This is an effort to maintain better lake water appearance in connection with the algae problem plus this company provides maintenance for the fountain
- * **Stocking the lake with fish** – Hill had obtained a bid for stocking the lake with several types of fish. The Board agreed to purchase some fish, on a somewhat experimental basis, to see if this has a positive impact on fishing.
- * **Park pool** – Pool permit fee has been paid, monitors have been identified and pool opening by Morristown Pools has been scheduled for early May.

Review Board report – there was one request of the Review Board. The request was tabled in an effort to gather more information.

Covenant violations – Board reviewed old and new covenant violations to determine action required. One violation necessitated the need for a warning and fine. This motion, to issues a warning of possible fines, was made and approved contingent upon further dialog with the city.

Covenant Update – the time frame indicated in the covenants to revise the covenants is 2025. Velie emphasized the need to update them as they are thirty years old. A committee needs to be formed to perform the review of the old in an effort to make needed revision suggestions.

Meeting adjourned – Next regular meeting April 8, 2024 7pm Common Area