

# LOCHMERE HOMEOWNERS ASSOCIATION

## AUGUST 2024 MONTHLY BOARD MEETING NOTES

**Call to Order**-Jim Hill, Vice President

**Roll Call of Attendees**-Chrissy Evans

Board members present-Hill, Epps, Evans, Crawford, Wells, Gilbert, Bisping & Velie

Not present-Lynn

### **Resident Concerns from non- Board Members**

Concern- Setting date of pool closing

**Board response** – tentatively scheduled for last Sunday in September (9/29/24) weather permitting.

Concern- continuing geese problem on track and at pool

**Board response** – Board will research additional measures to deter.

**Concern** – leaves from trees creating problem at pool

**Board Response** – will get estimate for removal of trees

**Approval of Minutes** (July minutes approved via email)

### **Financial Report**-Tim Velie

July Financials: Income: \$22,830 Expenses: \$23,315 Most expense items were Routine. One major expense line was Repairs & Maintenance. The total was \$12,302 of which \$11,140 represented the expense to upgrade the tennis/basketball court. Year-to-date totals: Income \$147,275 Expenses \$92,095

Accruals for 2025: Legal Expense \$7,000 Repairs & Replacements \$2,800

**Resident concerns from board members** – window AC unit at one residence

Board response-resident will be notified

### **Old Business:**

- \* Greene lawsuit status-Board continues working to provide attorney with data concerning fence and tree line expenses in an effort to obtain court date
- \* Stocking of lake – scheduled for October
- \* Status of Lake Wall-no change
- \* Property Manager's Handbook-Hill has provided Velie with a list of items on which more detail is requested. Most are "how to" items such as issuing key cards.
- \* Status of Dung Property – Owner waiting on contractors to work on framing
- \* Pool repairs – tile work completed but then had one tile come off. Morristown Pools found several leaks in filtering system. Velie working to have pool and Filtering system given a complete exam prior to next season. It has been some time since this was done. Hope to schedule work to be completed in the fall.
- \* Removal of island at main entrance – due to large trucks having difficulty making the turn into Lochmere, the Board voted at June meeting to have city remove the

island. After much discussion the June motion was reversed to allow the island to remain as is.

- \* Update on Committee appointments (decorations, covenant revisions/adoption)  
No action taken. (if you are interested in serving on one of these committees, notify a board member)

### **New Business:**

- \* Plan for planting trees along fence – Velie provided a recap of the cost estimate provided by an arborist being used by the Board after which a lengthy discussion followed where greatly differing views were expressed concerning the project. The final outcome is that the Tree Committee will use the arborist recommendations to map out a plan to present to the Board for final approval.

Footnote: In anticipation and preparation of a tree planting project being approved by the Board in the near future, the Board approved a Borrowing Resolution which will allow the Property Manager to make application for An unsecured loan for \$80,000 which will be to:

- 1) consolidate the outstanding current debt at the time of the loan closing which is estimated to be around \$42,000, and
- 2) provide initial funding for the Tree Planting Project

- \* Groundhog near lake – critter catcher has been notified
- \* Reminding residents of visitor policies and approval needed for property changes-  
Will look for mean to make residents more aware of these covenants and rules
- \* Map of infrastructure regarding Greene Village development – brief discussion  
Held
- \* Insurance Review – Velie reported receiving notification of insurance and has reviewed coverage. Annual increased to \$3616.
- \* TCAT solution for lake fountain issues – Velie to contact Tech Center for possible screen attachment to keep debris from clogging motor.

Review Board Report – multiple requests were entertained by the Review Board during July. Completed reports were provided to Secretary to be added to Board minutes.

Open monthly meeting was adjourned.

No Executive meeting was held.

Next regular meeting: September 9, 2024 7pm Lochmere Park Clubhouse

**Other New Business**-none

**Review Board Report** – Velie reported that the Review Board approved

- 1) plans for one new house; and
- 2) modifications to another unit concerning the deck and patio area.

Note: The Lochmere Board did approve the recommendation of the Review Board to add Casey Ostrander as a member of the Review Board.

**Open meeting adjourned**

**Executive meeting session**

Call to order – Jim Crawford

Covenant violations-

Status of previously reported violations – no major changes

New violations to report – one address was added as possible violators.

Executive Meeting Adjourned

**Next meeting date – August 12, 2024      7pm      Common Area Clubhouse**