

**LOCHMERE HOMEOWNERS ASSOCIATION**  
**October 2024 MONTHLY BOARD MEETING AGENDA**

**Call to Order**-Jim Hill

**Roll Call of Attendees**-Chrissy Evans

Members present: Hill, Wells, Lynn, Crawford, Evans, Bisping and Velie

Absent: Epps, Gilbert

**Resident Concerns from non- Board Members**

**Concern**- water runoff from adjacent property

**Board Response**- Hill and resident to meet to review drainage plan of development

**Concern**- development of a tracking mechanism of subdivision activities relating to

Review Board, legal issues, etc.

**Board Response**- Board will look into the request in 2025.

**Concern**- development of a separate email for the HOA

**Board Response**- Velie to review options.

**Official Lochmere Facebook Page** – Mackenzie Ostrander has developed a Facebook page which Board members are reviewing to provide suggestions / modifications, if needed. The Board tabled the official adoption of the page until December. The Board expressed their appreciation to Mackenzie for her work on this project.

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

**Financial Report**-Tim Velie

October Financials: Income: \$1,195. Expenses: \$9,860.53 October was a fairly routine month expense-wise. Year-to-date totals: Income \$150,759.

Expenses \$138,252. Accruals for 2025: Legal Expense \$10,000

Repairs & Replacements \$4,000. Board members reviewed all past due accounts.

Velie included, in the discussion of finances, information on the bank loan for \$110,000 which was closed on November 4, 2025. The term of the loan is 5 years at an unsecured rate of 9.25%. Board considered options to accelerate payoff of debt.

The Board also had brief discussions concerning the budget for 2025.

Bisping made motion to accept / approve financial report. Crawford provided second. Motion passed.

Resident concerns from board members –

Trees along fence line near pool.

Volume of trick or treaters

Water level at pool prior to upcoming work

Mailbox missing on Katerina Drive

Board briefly discussed all of these issues

### **Old Business:**

- \* **Greene lawsuit status**-no change. Still waiting on judge to set a trial date to force hand of defendant.
- \* **Pool Repairs** – Velie reported that the contract had been signed with Sequoyah Pools but a starting date has not been provided but a November or December time has been indicated. The cost of the project \$44,608.30 with 50% paid at signing of contract. Balance due at completion.
- **Tree Planting Project** – Hill reported trees are scheduled to be planted on Friday Nov. 15<sup>th</sup>.
- **Standardization Form for Review Board requests** – members of Review Board are still working on format.
- **Covenant Update**-Following last month’s discussion, Velie laid out additional steps he feels the Board needs to take in our efforts to update the covenants. This will be an ongoing project for several months.

### **New Business:**

- Fountain - still having issues with operation of fountain. Board agreed to have fountain cleared of debris one more time this year to see what effect that might have.
- Walking track – Board discussed what needs to be done concerning several cracks in walking track. Need to determine best option to address. First estimate from paving company was \$3500.
- Additional signer on First Horizon bank accounts – Lochmere checks require two signatures. Currently Crawford and Velie are only two authorized to sign. Board voted to add Jim Hill as an authorized signer.  
Velie made motion, Lynn provided second. Motion passed.
- Clubhouse roof – Board discussed age (30 years) of clubhouse roof and possible ways to extend life of shingles. Board will try to identify options in an effort to delay complete replacement.

**Review Board Report** – Velie identified and Board discussed violations.

Meeting Adjourned

**Next meeting date – December 9, 2024 7pm Common Area Clubhouse**