

# LOCHMERE HOMEOWNER'S ASSOCIATION

## FEBRUARY BOARD MEETING NOTES

February 10, 2025

- **Call to Order** – Jim Hill
- **Roll Call** – Chrissy Evans
  - Board members present: Hill, Crawford, Evans, Epps, Wells, Gilbert and Velie
  - Members absent: Lynn and Bisping
- **Resident Concerns** – None
- **Approval of Meeting Minutes** (December minutes approved via email)
  - Note: No January minutes as no meeting was held.)
- **Financial Report** (December 2024 and January 2025) – Tim Velie
  - December financials** – Income: \$702.75 Expense: \$34,845.19 Net Loss: \$34,142.44
  - December's net loss was generated primarily from the completion of the work to re-tile and re-coat the swimming pool. Some additional cost of work to ensure the process is completed will reflect in the January financials. Also, December numbers include the payment of county and city taxes which amounted to \$2,229.32.
  - Year end results** – For 2024 the HOA had a net loss of \$54,452. This was the result of the Board taking a very aggressive approach to multiple areas / items desperately needing repair. Those areas included the walking track, the wood bridge, the tennis court and, the most-costly item, the swimming pool. The decision to make these repairs created the need for the Board to re-structure the HOA long term debt, which was completed in November.
  - January financials** – Income: \$88,162.50 Expense: \$9,922.42 Net Gain: \$78,240.08
  - January's net gain reflected the majority of the annual dues being paid. As for expenses, it was a fairly routine month except for the extra pool expense related to the re-coating.
  - Footnote:** The Board was provided a reconciliation of the HOA bank accounts with supporting documentation plus a Calculation of Needed Reserves for Repairs. These reports are provided periodically to all Board members.
- **Board Member Concerns-**
  - Suggestion was made to place a plaque in honor to Bill O'Donnell for his excellent work attending to the grounds for years while he was a Board member. Velie will look into obtaining a plaque.

- Some discussion concerning a neighborhood owner's dog.
- The need for some additional pool furniture was mentioned. Velie will look into costs.

- **Old Business**

- **Lawsuit** – Velie read an email from the HOA attorney in which he alloted to the inability to move the case forward. Hopefully some action by the court will address the defendant's lack of cooperation.
- **Pool refurbishing update** – Hill and Velie reported that the final steps in the revamping of the pool are in process and will continue until the summer months. The process requires weekly monitoring of the pool's water/chemical makeup. If not maintained properly it can have a negative impact on the recoating process.
- **Facebook Page** – it was reported that evidently more users are being added weekly.
- **Leaning pine tree in parking area** – Jim Hill reported that a pine tree had fallen on the AT&T communication boxes and had to be removed at a cost of \$400.
- **Plan for watering new trees** (after arborist completes his contract) – Jim Hill identified the need for possibly additional watering of the new trees after the initial watering is completed by the installer. A plan must be developed.

- **New Business**

- Pam Hill's resignation – Jim Hill reported that Pam Hill has submitted her resignation as the Groundskeeping Monitor. The members commented on the excellent job Pam has done over the last number of years and she will be missed. The Board will search for a replacement.
- **Budget for 2025** – Velie briefly discussed the 2025 budget which will be presented for approval at the March meeting
- **2025 Annual Meeting** – Velie provided a copy of the annual meeting announcement which will be sent out in March.
- **Covenant Rewrite** – Velie discussed the process of the Board's efforts to update a few areas of the covenants during 2025.
- **Goose / Duck population control** – Velie informed the Board of additional efforts to rid the area of the ducks and deter the geese.
- **Runoff from Village Greene development** – Hill continues to monitor the runoff from the adjacent construction site as a result of the occasional heavy rainfall.
- **Finish details for the pool** – See earlier notes
- **Clubhouse repairs** – Hill/Velie repeated the need to do some repairs to the clubhouse during 2025. A possible list of repairs has been prepared.

- **Review Board Report** – Velie reported no major activity
- **Open Meeting Adjourned**

Executive Meeting Session:

- **Call to Order** – Jim Hill
- **Covenant revision update** – none
- **Covenant Violations**
  - Status of previously reported violations – none
  - New violations to report – none
- **Additional business items**- some activities for 2025 were discussed.
- **Executive Meeting Adjourned**

**Next regular meeting: March 10, 2025; 6:00 pm Lochmere Clubhouse**

**(Please make note the 6pm meeting time.)**