

LOCHMERE HOMEOWNER'S ASSOCIATION

MONTHLY BOARD MEETING NOTES

March 10, 2025

- **Call to Order** – Jim Hill

- **Roll Call** – Chrissy Evans

Members present: Hill, Crawford, Evans, Webb, Lynn and Velie

Members absent: Epps, Gilbert & Bisping

- **Resident Concerns**

Concern: Upgrade of Volleyball net

Board Response: a new volleyball net plus some additional recreational equipment will be provided in the Spring.

Concern: dog waste in resident's yard.

Board Response: Letters sent without any positive results but later the dog owner was identified and addressed.

- **Approval of Meeting Minutes** (February minutes approved via email)

- **Financial Report** – Velie reported on February financials – Income: \$13,375. Expense: \$10,408 Net Gain: \$2,966 January's net gain reflected the continuation of annual dues being paid for 2025. As for expenses, Groundskeeping expense was up due to having a tree removed. Pool maintenance expense reflects the need to have the pool water check regularly as part of the pool recoating process plus the State of Tennessee Pool permit was purchased in February for \$340. Electricity and water expense remains high, this month primarily due to the sewer fee portion of the bill (\$608) as a result of the pool being filled. A refund has been requested. The financial report was accepted and approved.

- **Budget for 2025** – As part of the financial report, Velie provided copies of the proposed budget for 2025. Several major line items were discussed, those being Groundskeeping and Repairs & Replacements. These two line items make up about one-third of our expense total for the year. The Board also discussed the purchase of additional pool furniture. The Board

approved both the 2025 Budget plus the expenditure for the pool furniture.

- **Board Member Concerns**

Concern: Remodeling of 321 Lochmere and tattered flag on deck

Board action: Will contact owner

Concern: Railing at 275 Lochmere

Board response: approval was given due to special circumstances

- **Old Business**

- o **Lawsuit** – Velie indicated that Greene had received our offer to consider an addition to Lochmere if our lawsuit was settled satisfactorily. No response has been provided. That said, the lawyer will be advised to continue moving forward with depositions.

- o Pool refurbishing update and pool furniture – Hill reported the pool recoating is complete except for the monitoring of the water/chemicals. That weekly process will continue thru May until pool opens.

- o Covenant revision update – Velie outlined an effort to present resolutions at the annual meeting in an effort to make some minor changes to the covenants. A mailing will be sent soon to all residents concerning this effort.

- o Update on watering contract for trees –Hill advised the Board that Trent Tree Service will perform watering of the trees as provided under the contract. At the end of that period it will be the responsibility of the HOA.

- o Progress on replacement of groundskeeping monitor- Velie reported that Pam Hill has resigned effectively March 31, 2025. No replacement has been identified.

- **New Business**

- o Annual meeting notice – Velie reported that annual meeting / proxy ballots will be mailed on or prior to April 3, 2025.

- o Annual meeting –Velie is working on agenda, program, power point for annual meeting which will be held on May 3rd at 10am at The Landing. More details next month.

o Clubhouse roof treatment – Velie reported that RoofMax had examined our roof and provided an estimate of approximately \$1900. This treatment is for the purpose of extending the life of our clubhouse roof, hopefully for another five years. Velie made the motion to accept their contract and the Board approved.

o Plaque for Bill – Velie is working with Reece Monument to purchase a plaque for Bill O’Donnell.

o Decoys/Geese/Ducks – Velie continues in trying to remove/deter these animals from invading our park.

o Replacement of dead shrubs-some dead shrubs have been identified as needing to be removed. Funds have been provided for this in the budget.

o Cornhole Boards- the Board approved Cornhole boards being placed in the park this summer in a more permanent manner.

• **Review Board Report** – Velie reported on two requests (Roofing and landscaping) and both were approved.

• **Open Meeting Adjourned**

Executive Meeting Session:

- Covenant Violations- one (possibly modifying exterior without prior approval. Velie will contact.

Executive Meeting Adjourned

Next regular meeting: April 14, 2025; 6:00 pm Lochmere Clubhouse

Please note the change in the meeting time.