

# LOCHMERE HOMEOWNER'S ASSOCIATION

## MONTHLY BOARD MEETING NOTES

April 14, 2025

- **Call to Order** – Jim Hill
- **Opening Prayer** – Tim Velie
- **Introduction of Board members** -Jim Hill
- Velie began his remarks by introducing two individuals who were providing information on the following:
  - Vicki Byers – surveying members concerning future park events
  - Brian Brase – literature on Smart YardsVelie also commented on the meeting facility.
- **Review of completed projects in 2024** – Tim Velie
  - Paint of gate and portions of fence
  - Upgraded parking lot
  - Replaced wooden bridge
  - Upgraded tennis basketball court to include pickleball
  - Stocked the lake
  - Multiple groundskeeping projects including new trees
  - Note: Special recognition of Pam Hill for her “hands on” work as Groundskeeping Monitor
  - Recoat / reseal pool
  - Property Manager’s Handbook

- **Review of financials for 2024 – Tim Velie**

Income \$151,987

Expenses \$206,439

Net Loss \$54,452

Velie explained the major reason for the net loss was the Board playing catch up on repairs and replacements.

**2024 MAJOR EXPENSES:**

DEBT REDUCTION -----	\$ 25,164
PROPERTY MANAGER -----	\$ 14,400
GROUNDKEEPING -----	\$ 33,817
REPAIRS & MAINTENANCE -----	\$ 82,603
LEGAL -----	\$ 601
POOL -----	\$ 19,049
UTILITIES -----	\$ 9,497
SEWER REPAIR -----	\$ 3,737
MISCELLANEOUS -----	\$ 13,829
(INSURANCE/TAXES/SUPPLIES, ETC.)	

- **Review of projects for 2025 – Tim Velie**

Repairs to filtration system

Clubhouse Repairs

Sidewalk drainage

Fencing projects

Records retention

Addressing geese & duck problems

- **Review of 2025 budget – Tim Velie**

Total Income and Total Expenses \$149,900

Velie provided a comparison of 2024 and 2025 major expense items. He expressed the need to greater adherence to the 2025 budget now that multiple repairs and replacements have been completed over the last two years.

- **Report from Jeff Byrd of the accounting firm of Craine, Thompson and Jones**

Jeff reported results of the mail-in ballots and those submitted in person.

Total ballots received – 122 (41%)

Number approving budget – 108

Number approving resolutions

#1 105    #2 90    #3 96    #4 84

Board membership (one opening) Chrissy Evans re-elected to Board

**Motion was made to accept the report of the accounting firm.** The motion received a second and after no discussion the motion passed unanimously.

Note: Not having the required representation to proceed with the initial meeting, a motion was made, seconded and passed by a unanimous vote to adjourn the initial meeting. This was immediately followed by Velie calling the subsequent meeting to order.

---

## Subsequent Meeting

- **Call to Order** – Tim Velie

### **OLD BUSINESS**

**Greene lawsuit** – Velie provided an update stating that on May 12<sup>th</sup> a court hearing is set for 10am. This lawsuit was filed in early 2023.

**Walters Drive / Cherokee Drive Round-a-bout** – Velie provided an update concern the city’s decision to move forward with the cul de sac. Work could take 4 months. Traffic issues for Lochmere residents.

**Additional old business concerns expressed by attendees:**

Lights out on tennis court

Common area not completely fenced

Finishing sidewalks around subdivision

**NEW BUSINESS**

Resolutions approved by Board of Directors - Velie reported that the Board, following Article II, Section 13, had adopted four resolutions. The Board was requesting ratification of these resolutions by the membership represented at the annual meeting. Article III, Section 13 states the following as a duty of the Board:

**“UNLESS OTHERWISE PROVIDED HEREIN OR IN THE DECLARATION, TO COMPLY WITH THE INSTRUCTIONS OF A MAJORITY OF THE UNIT OR LOT OWNERS AS EXPRESSED IN A RESOLUTION DULY ADOPTED AT ANY ANNUAL OR SPECIAL MEETINGS OF THE ASSOCIATION”**

Velie reported that prior to the Board composing the resolutions and adopting them the Board performed due diligence pertaining to this duty by polling the membership as to their objection to the following:

Resolution 1 – Board to establish (a) date fiscal year will end and (b) date of the annual meeting.

Resolution 2 – Set a fifteen- day period, for approval of plans submitted to Review Board, to start when the receipt, of plans, is acknowledged by the Review Board.

Resolution 3 – Provide for a subsequent meeting if the initial annual meeting does not have sufficient attendance by the lot and / or unit owners to warrant a quorum.

Resolution 4 – In an effort to simplify the process of updating the covenants, establish a requirement of fifty-one percent (51%) for approval of modifications to the original declaration.

Velie requested a motion from the floor to approve the requested ratification. A motion was made. Much discussion followed, specifically concerning Resolution #4.

Velie reiterated the following concerning these resolutions:

- 1) The covenants are 30 years old and much of the content is old dated.
- 2) Article III, Section 13 is identified as “Powers & Duties” of the Board, “duty meaning responsibility of the Board to perform.
- 3) The individual questionnaire to each owner, as part of the due diligence, proved without a doubt that the membership did not oppose the resolution being considered.
- 4) Remembering that each Board member is a property owner, if the Board takes an action which is negative to the value of your property, their property also is negatively impacted.
- 5) By using Board resolutions, adopted by the membership at the annual meeting, needed revisions may be possible without the monumental task of obtaining 75% agreement on revised covenants.
- 6) Current quorum requirements are sixty-six and two-thirds attendance for the initial annual meeting. By the current covenants, that number decreases to half at the subsequent meeting, making it thirty-three and one-third. Based upon the past five years, 2025 would have been the only year in which the quorum level was obtained.

A "call to question" motion was made to end the discussion and bring the motion to the floor for a vote. The verbal vote taken was unanimous with the objection of one attendee.

With no other business to come before the membership, the meeting was adjourned.

Reminder: No regular meeting of the Board in May. Next meeting June 9 at 6PM **at Lochmere Park**