

**LOCHMERE HOMEOWNER'S ASSOCIATION**  
**BOARD MEETING NOTES**  
**September 8, 2025**

- **Call to Order** – Bill Lynn
- **Roll Call** – Velie
  - Present – Lynn, Gilbert, Crawford and Velie
  - Absent – Epps, Wells, Evand and Beier (Voted by proxy)
- **Resident Concerns/Comments**
  - Concern** – unidentified animal roaming neighborhood
  - Board response** – will follow up with Rainbolt Wildlife Control and the Tennessee Wildlife Resource Authority
- **Approval of Meeting Minutes** (August minutes approved via email)
- **Financial Report** – Velie reported August income of \$8400 and expenses of \$16,282 for a net loss of \$7882. Most expenses were routine with the exception of Repairs and Maintenance which included \$1500 for the painting of the doors and work on the walking track which will be completed in September. One other item worth mentioning is the utility bill which for August was \$1472. This is a result of a leak in the filtration system which has been repaired. A refund from Morristown Utilities has been requested. Outstanding loan balance is \$96,570.
- **Board Member Concerns**
  - Velie mentioned a tree issue between neighbors which hopefully they will be able to settle. Gilbert mentioned the need to replace some of the recreation equipment (pickleball/ basketball). Velie will address.
- **Old Business**
  - o **Lawsuit** –Velie reminded the attendees that the court hearing was cancelled with no future date set and that the defendant has requested a demand letter.

Continued

- o **Pool tiles / filtration system repairs** – Velie reported filtration repairs have been completed and tile repairs are scheduled.
  - o **Board resolution update** – Velie identified the need to post the amendments to the covenants on the website.
  - o **Groundskeeping Issues / Needs** – Velie reported that he met with Vicky Byers to discuss several groundskeeping issues which had been identified by an arborist and our groundskeeping crew. Vicky has addressed many of these issues with the Board not incurring much in the way of expense while saving several thousands.
  - o **Replacement of lights on tennis court**– Byers is scheduling this.
  - o **Geese control update** – Bill Lynn reported that we continue to address this issue. Additional help from a company which treats the grass around the lake, to deter the geese from eating, is being checked into.
  - o **Cornhole Pits for park** – Lynn reported the cornhole boxes are in the process of being constructed
  - o **Coyote Issues**- see Resident’s Concerns
  - o **Repairs to restroom doors and walking track**- Velie reported repairs are in process.
  - o **Benches around lake** – Velie reported bench and plaque have been received. Will be ready for use soon.
  - o **Thank you** – Velie acknowledged receipt of a thank you card from Helen O’Donnell for the plaque placed by the board in memory of Bill.
  - o **Replacing Security System update**- Velie reported he met with CPI in an effort to replace our security company. No vote was taken as more research is needed.
- **New Business**
    - Law firm** - Velie reported that our current law firm, Carroll, Anderson & Foust, will soon discontinue representing HOAs. At this point we believe they will continue with our case against Shannon Greene. Board will need to find representation going forward.

Continued

**Insurance** – Velie reported that our insurance coverage renews in September and he would review the coverage and report back in October.

**Pool closing** – pool closing by Morristown Pools must be scheduled. Currently pool is scheduled to remain open until Sunday, September 28<sup>th</sup>. This is subject to change based upon the weather.

- **Open Meeting Adjourned**

- \* **Executive Meeting Session:**

- Review Board Report** – no items to report

- Covenant Violations**- members discussed enforcement of violations going forward. This is necessary for Lochmere to maintain a certain standard.

- Lawsuit** discussion-members discussed the demand letter in the Greene lawsuit. Velie is to meet with our attorney to get more input for the board.

- **Executive Meeting Adjourned**

**Next meeting October 13, 2025 at 6pm at Lochmere Park Clubhouse**