

LOCHMERE HOMEOWNER'S ASSOCIATION

BOARD MEETING NOTES

November 10, 2025

- **Call to Order** – Bill Lynn
- **Roll Call** – Present-Lynn, Crawford, Wells, Gilbert, Beier and Velie

Absent-Epps and Evans

- **Information on Round-a-bout** – the City of Morristown requested the HOA provide feedback to the following:

- 1) During the construction of the roundabout at the intersection of Walters Drive and Cherokee Drive, limited access through the intersection be made available by the project being constructed in sections.
- 2) During the construction of the roundabout at the intersection of Walters Drive and Cherokee Drive, all traffic be required to exit the area via Noes Chapel Road and Buffalo Trail

The Board rejected option 2 and instructed the Property Manager, by means of a motion, to advise the City of our thoughts, via letter, concerning this matter.

- **Resident Concerns/Comments - none**
- **Approval of Meeting Minutes** (October minutes approved via email)
- **Financial Report** – Velie reviewed the financials for October. Income was \$2,881 with expenses coming in at \$14,896 generating a net loss of \$12,014. Included in the expense total was \$4500 for the retainer of the arborist in the Greene trail. That expense will be booked as a reduction to Legal Expense Reserve. The expenses also included \$540 for the closing of the swimming pool. Velie provided numbers on utility expense and office supplies with concerns over both expense item totals this year. Also reported was the outstanding loan debt which was at 10/31/25 a total of \$93,464. Velie also provided a spreadsheet of month-to-month expenses plus a Reserve Calculation for Repairs and Replacements.
- **Board Member Concerns-none**
- **Old Business**

o **Lawsuit** –Velie reminded the members of the scheduled Greene hearing on December 4th. Hopefully the hearing will not be delayed again.

o **Repairs to walking track**- Velie reported that the track repairs are mostly completed. Touch up work may be necessary in the Spring.

o **Geese issue** – Lynn reported he is completing the install of geese deterrent devices. Velie identified that he is getting a bid from another company which works to deter geese visitation.

o **Replacing Security System update** – Velie reported he is still trying to locate a company to replace our current camera and gate maintenance company.

o **Subdivision traffic** – Unfortunately attempts by Velie to contact the police chief have been unsuccessful. There have been zero replies to our phone messages left to request police presence on our streets to slow down drivers. Velie will continue to make contact.

o **Sidewalk issues** – Velie reported his request for a company to bid on repairs and /or replacement of the sidewalk from the clubhouse to the lake to address uneven issues due to root growth and sidewalk drainage issues.

o **Fountain** –Velie reported that he had placed the order for the lake fountain and is waiting on an install date.

- New Business - none

• **Open Meeting Adjourned**

* **Executive Meeting Session:**

Review Board Report

Covenant Violations

Review of Past Dues

Charles Place discussion

- **Executive Meeting Adjourned**

Next meeting December 8, 2025 at 6pm at Lochmere Park Clubhouse