

LOCHMERE HOMEOWNER'S ASSOCIATION
BOARD MEETING AGENDA
February 9, 2026

- **Call to Order** – James Crawford

- **Roll Call** – Chrissy Evans

Board members present: Crawford, Evans, Epps, Wells, Gilbert, Beier and Velie

Absent: Lynn

- **Resident Concerns/Comments - none**

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

- **Financial Report for January 2026 / Approval of Budget for 2026 –**

Velie reported income for January being \$85,015 and expenses coming in at \$8,008 for a net gain of \$77,006 for the month. There were no unusual expenses for the month. The Board was provided with a Profit & Loss Statement, a Balance Sheet for 1/31/26, a reconciliation of the two bank accounts as of 12/31/25, a Reserve Calculation for Repairs and Replacements and a Budget Worksheet for 2026 which identified the proposed budget for this year. A motion was made, seconded and passed by the Board with the 2026 budget passed as presented.

- * **Board Member Concerns - none**

- **Old Business**

- o **Lawsuit** –Velie reported that the hearing for the Greene lawsuit is now set for April 27th. No progress, as to depositions being taken, had been reported by our attorney.

- o **Bank Account Resolution** – Velie requested authorization to open a savings account at a second bank in an effort to build a another banking relationship for future needs. Signers on the account will be James Crawford, William Lynn and Tim Velie. A motion to authorize this account opening was made, seconded and passed by the Board.

o **Replacing Security System** – Velie reported that he had reached an agreement with CPI Security to replace the surveillance equipment at the park. A request was made and approved by the Board to move forward with the change in vendors.

o **Projects for 2026** – A list of projects, primarily maintenance, was provided to the Board for information purposes. Additional details including cost factors are being gathered to determine which projects to complete in 2026. There was extensive discussion on repairs to the sidewalks and expenditures related to the Clubhouse. Velie will continue gathering bids/cost projections for all projects.

o **Declaring war on geese** – Velie provided information on multiple devices and methods to address the geese issue. A determination will be made as to the best combination of the items to use to deter the geese.

- **New Business**

o **Lochmere HOA Website**-a traffic report on website visits was provided to the Board

o **Welcome Letter**-Velie provided a copy of a revised Welcome Letter which will be sent to all new residents along with some information pertaining to the covenants.

o **Trash receptacle issue** -the Board discussed the issue of visible trash receptacles which is a violation of Lochmere covenants. The Board is determining the best approach to remedy this situation subdivision wide.

o **Annual Meeting / Board Membership** – Board member discussed the upcoming annual meeting on May 2nd.

o **Review Board Membership** – Discussions centered around establishing a set number of members and identifying candidates.

o **Covenant Violations** – a couple were identified to Velie and he will follow up on them.

- **Open Meeting Adjourned**

Next meeting March 9, 2026 at 6pm at Lochmere Park Clubhouse