

**LOCHMERE HOMEOWNER'S ASSOCIATION**  
**BOARD MEETING NOTES**  
**July 13, 2026**

- **Call to Order** – James Crawford

- **Roll Call** – Velie

Present – Crawford, Epps, Wells, Gilbert, Beier and Velie

Absent – Lynn and Evans

- **Resident Concerns/Comments**-none

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

- **Financial Report for June 2026** – Velie reported the following:

Income \$26,035 which included funds (\$25,000) from settlement of Greene lawsuit

Expenses \$22,759.50 which included \$7,602.71 for legal expenses relating to Geene lawsuit.

Other items – Pool supplies increased.

Velie followed his report with figures presenting the use of the funds from the lawsuit combined with other funds to accelerate the paydown of the HOA debt. A motion was made, seconded and approved to allow Velie to negotiate a modification of the HOA loan in an effort to reduce interest expense and accomplish early payoff.

- **Board Member Concerns** – AC issues discussed.

- **Old Business**

o **Lawsuit** –Velie reported that the only outstanding items from the lawsuit were the refund of the bond paid to the court and a return of the retainer paid to the arborist.

o **Replacing Security System** – Velie reported electronic gate is now under contract with CPI, currently waiting a schedule to replace all existing key cards. This will be done at the clubhouse, allowing owners to just stop by and sign for the card. Date and time of distribution of replacement cards will be provided to owners.

o **Electronic gate issues**- the car gate continues to malfunction at times. HOA attempting to locate someone to service the gate from a mechanical basis.

- o **Projects** – Velie

**Sidewalk repairs**- Ramjack has backed out of job. We have another company providing estimate on 7/23.

**War on geese**-additional efforts were discussed to remove the remaining 8 or 10 geese that continue to call our park home. All options are being considered.

**Screening Wall Enforcement / Amendment / Non-compliance Fees** – final documents are being prepared to allow for introduction of the process to residents sometime hopefully in August.

- **New Business**

- o **Solicitors** –Velie reported, that to deter solicitors in our subdivision, owners must have a “No Soliciting” sign on the door or window. HOA may provide these to residents.
- o **Fee schedule** –Velie discussed briefly the “board approved” fee schedule from several years passed. The schedule needs to be reviewed, updated and posted to the website.
- o **Entrance Wall** – Velie informally proposed some revamping of the wall near the Walters Drive/Cherokee Drive entrances. Estimates are being obtained.
- o **Water drainage issues in subdivision** –several water drainage issues were reported to Velie over the last few days. The areas were visited but no action was required by Board.

- **Open Meeting Adjourned**

- \* **Executive Meeting Session:**

- o Review Board Report – Review Board is meeting on a regular basis now. They met just prior to this Board meeting to primarily discuss one issue. A plan was developed to address the matter.
- o Covenant Violations – Board discussed any current matters
- o Past Dues – Delinquent accounts were discussed and “next steps” were identified including legal action towards some.
- o Other business-none

- **Executive Meeting Adjourned**

**Next meeting August 10, 2026 6pm Clubhouse**