

**LOCHMERE HOMEOWNER'S ASSOCIATION**  
**BOARD MEETING NOTES**  
**August 10, 2026**

- **Call to Order** – Bill Lynn

- **Roll Call** – Chrissy Evans

Members present – Lynn, Crawford, Epps, Evans, Gilbert, Beier and Velie

Member absent - Wells

- **Resident Concerns/Comments** - None

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

- **Financial Report for July 2026** – Board members were provided a Profit & Loss Statement, Balance Sheet, monthly Income & Expense Spreadsheet, list of owners Past Due and a Reserve For Repairs Calculation. Velie reported income for July \$22,488 and expenses \$16,618 for a net income for \$5,870. July expenses were fairly routine except for \$800 to clear the fenceline and \$1,265 paid to cancel ADT Security contract which is being replaced by CPI. Lochmere loan balance is \$78,841.

- o Past Dues – Past Due report (as of 7/31/26) identified 20 accounts with outstanding balances with three being paid after report was prepared.

- o Lochmere loan – Velie detailed an opportunity to accelerate the paydown of the loan in early 2027 by mean of a loan modification. This would greatly aid the HOA in providing for “operational” funds in future years.

- **Board Member Concerns** - none

- **Old Business**

- o **CPI Security System** – Velie reported that CPI is still working on Key Card replacement for gate system under their system. Hopefully will occur in next 60 days.

- o **Major projects** – Velie

- Geese problem**-continue to research all options

- Sidewalk repairs**-Board approved motion for Velie to work with United Structural Systems (USS) for replacement of portion of sidewalk from clubhouse to lake, primarily the area which retains water and has areas which have become unlevel due to tree root growth. Two bids receive, J&S Concrete \$16,100 and USS \$9,875.

## **Screening Wall Enforcement**

**Amendments / Resolutions** – Velie reported the Board’s passage of a motion to approve a resolution to modify the verbiage of Article X Section 16(n) “Refuse and Storage Areas”. The modifications pertain to the requirement of screening walls to be 1) approved by the Lochmere Review Board and 2) meet specifications set forth by the Review Board. The resolution addresses time frame for implementation of enforcement and penalty/fines for non-compliance. Documentation will be provided via Lochmere website [Lochmerehoa.com](http://Lochmerehoa.com)

Notices, to introduce the Screening Wall Enforcement Policy, will be mailed to all homeowners, providing them with time frames, fine amounts, wall specifications, etc. All pertinent information will be available on the Lochmere website.

**Website (Screening Wall & RB)**- section for Review Board and Screening Wall documents being added to website in near future.

**Entrance Wall** –Velie identified plans to spruce up wall near Walters Drive & Cherokee Drive. Will bring back costs to Board for ratification. Estimated cost \$2000.

**o Covenant Violation Fee Schedule** – Velie still reviewing Fine Schedule previously approved, in order to update.

### **• New Business**

**o Pool / September** – Plans are to keep pool open as weather dictates thru most of September.

### **• Open Meeting Adjourned**

### **\* Executive Meeting Session:**

**o Review Board Report** – Lynn led discussions concern possible legal action required due to covenant (building) violations. Issue was tabled to allow for more information to be obtained.

**o Covenant Violations** – Velie identified several owners with dues owed. Those identified will be advised of lien placement upon their properties.

**o Other business** – none

### **• Executive Meeting Adjourned**

**Next meeting September 14, 2026 6pm Clubhouse**