

LOCHMERE HOMEOWNER'S ASSOCIATION
BOARD MEETING NOTES
September 14, 2026

- **Call to Order** – Bill Lynn

- **Roll Call** – Chrissy Evans

Members Present – Lynn, Crawford, Epps, Wells, Evans, Beier and Velie

Not Present - Gilbert

- **Resident Concerns/Comments** - None

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

- **Financial Report for August 2026** – Velie reported income for August \$2,470 with expenses coming in at \$18,231 for net income of \$15,781. August being a routine month with the only exception being the \$2,962 down payment paid on the sidewalk replacement. The work has not been scheduled.

- o Past Dues – The Board reviewed past due accounts. All have been recently notified.

- o 2027 Audit (Agreed Upon Procedure) – Velie spoke of the need for the HOA to have a limited audit in the future or more internal controls implemented. Hope to initiate in 2027

- **Board Member Concerns** –

- Concern** - Residents use or misuse of Lochmere Facebook

- Board response** – Residents misusing our FB will be blocked

- Concern** – Dog barking issues impacting Katerina residents

- Board response** – Velie recommending residents non-emergency police number when excessive barking occurs. 423-616-0855

- Concern** – Solicitors / Two men posing as window washers requesting access to resident's house.

- Board response** – Residents need to never allow unknown persons into their home for such requests. Residents need to be careful and when in doubt about someone or something, call the non-emergency police number 423-616-0855

- **Old Business**

- o CPI Security System – Velie reported we are still waiting for CPI to schedule card re-issuance.

- o Major projects –

- Geese problem – Velie reported purchasing “bird bangers” to deter geese.

- Sidewalk replacement – Contract signed / waiting for work to be scheduled

- Screening Wall Enforcement

- Website (Screening Wall) – samples of customer notification about screening walls and website info provided to Board members. Additional info for website being prepared to aid residents in wall selection.

- Entrance Wall –Vicki Byers (Groundskeeping Monitor) provided information on revamping of entrance wall at intersection of Walters Drive and Cherokee Drive. Work will begin in September. Paint selection was made.

- o Covenant Violation Fee Schedule – Velie continues to work on fee schedule for violations.

o Pool / September – Velie indicated pool, depending upon weather conditions, would stay open until end of month.

• **New Business**

- o Review Board - separate section now included on Website for Review Board
- o Clubhouse windows- estimate to have windows cleaned. Trying to get second estimate.
- o Palma 112 Lochmere Drive – Board discussed concerns over house being built on this lot.
- o Robert Allen – Velie provided a Resolution of Appreciation for Robert Allen for his dedication to Lochmere over the past number of years. Board approved.

• **Open Meeting Adjourned**

* **Executive Meeting Session:**

• **Call to Order** – Bill Lynn

- o Review Board Report – Lynn reported on building project. Waiting for agreement to be signed.
- o Covenant Violations – Velie expressed concerns over several lawns which have excessive foliage. Also discussed were lawns with waterfalls which are in disrepair.
- o Other business – Lynn mentioned his concern about speeding in subdivision.
- o Several recent real estate transactions were discussed.

• **Executive Meeting Adjourned**

Next meeting October 12, 2026 6pm Clubhouse