

LOCHMERE HOMEOWNER'S ASSOCIATION
BOARD MEETING NOTES
October 12, 2026

- **Call to Order** – James Crawford

- **Roll Call** – Chrissy Evans

Present – Crawford, Epps, Evans, Gilbert and Velie

Absent – Lynn, Wells and Beier

- **Resident Concerns/Comments** - none

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

• **Financial Report for August 2026** – Velie reported income for September as \$2,548 and expenses coming in at \$19,398 for a net income loss of \$16,850. Major items for the month being \$4,241 for annual insurance premium and \$1,700 for the painting of the Katerina entrance wall. LHOA loan currently is \$75,476. Board members were provided with a list of past due accounts (7). Also, board members received a bank account reconciliation of both the Operating account and the Reserve account to include copies of bank account statements for each account for the end of September.

o Insurance – Velie identified the need to include Review Board member coverage under our D&O policy. Said insurance coverage has been requested. Also, Velie reported that the state of Tennessee next year is requiring HOAs to have a Blanket Fidelity Bond to cover losses due to fraud, theft, etc.

* **Board Member Concerns** - questionable solicitors and resident speeding issues were discussed

- **Old Business**

o **CPI Security System** – waiting on replacement key cards for re-issuing purposes

o **Projects**

o **Geese** – have purchased and tested “Bird bangers” which are devices to frighten geese to hopefully persuade them to discontinue visiting our property. The devices work and will be used on a regular basis.

o **Sidewalk** – new sidewalk has been completed to eliminate standing water and mud on walk.

o **Screening Wall** – still working on material for website prior to introduction

o **Entrance Wall** – paint color of wall was discussed. Will finalize project and re-evaluate

o **Pool** – due to electrical issue with pool light, pool has not been closed waiting on examination of pool surface and repairs of light.

o **Clubhouse** – some spring maintenance work discussed

- **New Business**

- o **112 Lochmere Drive** – waiting on plans on this property
- o **Trees** – Velie reported that several trees at the park and on Kensington Court are dead and must be removed. Three bids received totaling from \$6,000 to \$11,000.

- **Open Meeting Adjourned**

- * **Executive Meeting Session:**

- **Call to Order** – James Crawford

- o **Review Board Report**

Held discussion of current construction projects

- o **Covenant Violations** – none

- o Other business

- **Executive Meeting Adjourned**

Next meeting November 9, 2026 6pm Clubhouse