LOCHMERE HOMEOWNERS ASSOCIATION
BOARD MEETING NOTES
November 9, 2026

• **Call to Order** – William Lynn

• **Roll Call** – Chrissy Evans

Board members present – Lynn, Crawford, Wells, Evans, Gilbert and Velie

• **Resident Concerns/Comments** - none

• **Approval of Meeting Minutes** (October meeting notes approved via email)

• **Financial Report for October 2026 –** Velie reported income for October was $100 and expenses totaled $19,715.77 for a net loss of $19,615.77. The expense total included the final payment for the sidewalk replacement ($6,912.50) and the fee for replacing the key card readers ($2,074.66) These two items were paid from the Reserve for Repair & Replacement account, not from Operating income. The expenses also included the cost of closing the pool for the year. That expense was $452.82.

• **Board Member Concerns**

Concern – condition of yard on Lochmere Drive (vacant house)
Board response – Velie will have lot mowed again and shrubs trimmed

• **Old Business**

o CPI Security System – Velie reported new key card readers would be installed soon and key card re-issue would be scheduled with time / place notification mailed to all owners.

o Projects

Geese – Lynn reported great success in ridding the park of the geese. Efforts must continue during the winter months and into the spring.

Screening Wall Enforcement - work continues generating information on the website concerning the required screening walls. No announcement date set

o Pool – Pool was finally closed for the year after a delayed process which required additional expense both electric and water. Plans are to have pool open (not to public) for any repairs needed to lights, etc.,

o Insurance

Velie is working to add insurance coverage for Review Board members

• **New Business**

o Groundskeeping Monitor vacancy – Velie reported the resignation of Vicky Byers as Groundskeeping Monitor. Velie praised Vicky for the excellent job she did in caring for our Common Areas.

Entrance Wall- work continues wall, primarily lettering, shrubs and lighting.

Tree removals-we have a bid for approximately $4,000 to remove several dead or deceased trees. This project may be rolled over into early 2027.

Groundskeeping Contract – Vicky had secured a three-year contract to lock in favorable pricing.

o Parking lot – Velie reported some issues with parking lot. He will acquire bids for work this coming spring.

o Other new business-none

- **Open Meeting Adjourned**

* **Executive Meeting Session:**

- **Call to Order** – William Lynn

o Review Board Report – Velie provided some information concerning the Review Board which illustrated the efforts which have been made to give the RB some structure. Velie praised the RB members for their efforts.

o Covenant Violations – none

o Other business-none

- **Executive Meeting Adjourned**

Next meeting December 14, 2026 6pm Clubhouse