

Lochmere Homeowners Association
Board Meeting
February 12, 2018

Call to Order: President Corlew called the meeting to order at 7:00 pm.

Present: R. Corlew, J. Crawford, L. Haney, B. O'Donnell, J. Wells, M. Carlyle, T. McMurray, S. Miller, T. Velie

Visitors: Roy Roark, 464 Kensington Drive; Jim Johnston, 209 Lochmere Drive

Approval of Minutes from Last Meeting: The minutes were approved via email prior to the February meeting and will be posted on the website.

Confirmation of Approval of January Financial Reports: T. Velie reported that he added an additional \$7,508.22 to the reserve account for unexpected repairs and replacement, which brings the reserve account up to about \$18,000. A new water heater was recently installed which was paid from this account. An income/expense comparison of 2016 to 2017 was presented: it showed that the income and debt retirement are on target. Property liability insurance was budgeted for 2017 for \$4,800, but the actual amount was \$5,632 due to the fact that D&O insurance was not included in the budget but was paid in 2017. Landscaping was \$1,412 more than the budgeted amount. Office supplies were higher because of the electronic management fees and initial cost of the website. Repairs and maintenance expenses were down. Pool expense was down over \$3,000. Total expenses were \$117,628; the net income for 2017 was \$2,492. The comparison of 2017 and 2018 budgets showed some variances; for example, debt retirement and loan interest expense were noted. Out of the \$2,140.63 monthly payment, the principal is \$1750 with over \$300 interest. The profit and loss for January 2018 showed an income of \$61,374.50 (\$780.14 yet to be deposited) and total expenses of \$4,453.59, which left a net income of \$56,920.91. The balance sheet showed a total of \$112,596.85 in all bank accounts. A motion was made by M. Carlyle to approve the financial report, which was seconded by B. O'Donnell. The motion passed.

Open Issues:

The board discussed the possibility of installing a slot box at the clubhouse where homeowners could insert their check for payment of dues for those homeowners who do not want to use other available methods. The board agreed to this arrangement.

Status of Lake Improvements-R. Corlew: The recent heavy rain created a considerable amount of water backup on the south side of the lake. The recent installation of French drains between the lake and the trail plus the drains that were installed between the trail and the creek are working. However, President Corlew

explained that a system to get rid of the surface water where the drains could not be installed needs to be put in place. The standing water from the clubhouse to the trail will be included. The lake fountain will be installed as soon as possible.

Covenant and Bylaw Adoption by Residents, Survey Monkey and Canvassing: J. Crawford distributed a Summary of Voting on Lochmere Revised Covenants as of 2-6-18. He went over the summary and explained the procedure that probably will be needed to complete the voting, which might include canvassing the neighborhood for those who have not voted. It was noted that 31% of the property owners do not live in Lochmere. The board decided to send a letter to those homeowners/multiple lot owners who have not voted explaining the importance of their vote.

Cherokee Drive Entrance Sign-T. Velie will check on this again in the spring.

Parking of Commercial Vehicles in Lochmere: A big rig is still being parked at 338 Kensington.

Board Nominations Review and the Annual Meeting Preparation: Nominations for board positions must have a half-page biography mailed to LHOA, PO Box 2272, 37816, by March 2. A second mailing will go out by March 26 instead of March 19 as stated in last month's minutes.

Concerns from Residents: Jim Johnston reported that a homeowner has a tree that she wants to donate to be planted in the common area, and that he would be glad to "head this up." No one objected. R. Corlew will contact Scott Rainbolt about skunk removal. A question about renter use of gate cards was discussed. It was explained that the homeowner determines who uses the card. The owner may give the card to the renter or they may keep it to use themselves.

New Business:

Mailboxes need to be ordered by several residents: T. Velie distributed a handout that showed a mailbox that has a newspaper slot, which would be a second alternative. A motion was made by L. Haney to offer this mailbox as a second alternative, which was seconded by B. O'Donnell. The motion passed. This will be posted on the website.

Review of LHOA Insurance: T. Velie distributed a three-page report showing the commercial liability insurance compared to last year along with a renewal premium summary of what's covered. This will be renewed on February 24, 2018, at a cost of \$6,072 for one year. The only areas of increase in price are the property and general liability. The D&O insurance will be renewed on June 18, 2018, at a cost of \$919. T. Velie recommended that the insurance be reviewed on an annual basis. The board discussed having a third-party review our coverage and make recommendations in the future. After discussing payment on a six-months basis, a motion was made by T.

McMurray to pay half of the insurance premium that is due this month, which was seconded by B. O'Donnell. The motion passed.

Discussion of Capital Items for 2018 Budget: R. Corlew explained that the water drainage problems between the walking trail and the creek and the walk from the clubhouse to the walking trail need to be fixed before going ahead with any other projects.

The next meeting dates are March 12, April 9 and May 7, 2018, at 7:00 pm at the clubhouse.

Adjournment: The meeting adjourned at 8:30 pm.

Submitted by Shelby "Chip" Miller, Secretary