

Lochmere Homeowners Association

Notice of Meeting of the Board of Directors

February 9, 7:30 PM

Place: 2509 Kinsey Road, Summerfield, NC 27358

Agenda: Assoc. Business

Minutes of the Monthly Meeting of the Board of Directors

The meeting of the Board of Directors of the above-captioned Corporation was held on the date, time and place set forth in the written notice of Meeting, fixing such time and place, and prefixed to the minutes of this meeting.

In attendance: Board members: Len Scaffidi, Tom Green, Bruce Cline, Rich Eichhorn and Scott Martin

Arch. Review members Amy Hord, Jeff Roberts and Michael Galbraith

Association counsel Steven Black of the firm of Forman, Rossabi and Black.

The meeting was called to order by Association President Rick Eichhorn.

Steven Black presented a report on his review of the various conflicts and inconsistencies in three versions of the restrictive covenants currently in use by LHOA. He declared the LHOA covenants among the "worst he has ever seen" in terms of ambiguities and inconsistencies, and recommended specific remedies to bring the documents into compliance with each other and state law.

Discussion: Legal fees for re-writing the three covenants. Counsel suggested starting from scratch as more cost-effective. Suggested a new set of regulations, incorporating the spirit and intent of the current restrictions, be written and presented to the LHOA membership for approval.

Advised that the NC Planned Community Act supercedes some of our covenants and recommended the board adopt them with specific attention to the guidelines for procedures and fines related to member violations.

Resolved: To adopt NC Planned Community Act fine violation system and to notify the homeowners. Passed unanimously.

Resolved: The board voted unanimously to authorize the firm of Forman, Rossabi and Black. to move forward with notifying Sessoms Development of pending changes and to amend/draft new bylaws and covenants for membership review and approval.

The board thanked Steven and the architectural committee for their input and took a short recess.

Discussion The board reconvened without the Arch. Committee or counsel to review bids for landscape maintenance and lighting.

Resolved Tony Dew Landscape Services was picked by a 3 to 2 vote, with board members Scaffidi, Eichorn and Kline voting in the affirmative and Green and Martin in the negative.

Discussion: Treasurer Tom Green reported on the 2002 year-end expenditures with a review of the 2003 budget and updated on the progress for dues collection. At this time, 33 of 120 members are unpaid and they will receive second notices this week.

There was a discussion of money set aside for future pond dredging. With the recent inspection indicating that there shouldn't be any problems for 10 to 15 years, the decision was made to keep the pond reserve fund at the current level. It was noted that the expense for pond maintenance at that time may be as much as \$50,000.

Resolved: The board voted unanimously to not allocate any additional funding for lake improvements this year.

Board reviewed specific violations found in neighborhood and recommended notification of non-compliance by mailed correspondence. No punitive actions taken. Rick Eichorn entered letters into the minutes related to notification of various violations of the restrictions.

Rick Eichhorn adjourned the meeting at 11 PM

Attest: **Board of Directors**

Rick Eichhorn, President _____

Bruce Cline, Vice President _____

Thomas Green, Treasurer _____

Len Scaffidi, Secretary _____

Scott Martin, At-Large _____