

# **Lochmere's Annual Homeowners Association Meeting February 5<sup>th</sup>, 2007**

Attendees: Chrisi Santana, Theresa Vincent, Gail and David Cekuta, Rob Melham, James Olsen, Alfonzo and Stephanie Everett, Kathy Mavrakis, Matt Felmlee, Vicki and Vernon Sides, Len and Paula Scaffidi, T. Sessoms, Charles and Karen Foresman, Hoe Marion, Susan and Sherman Williams, Michael Ambler, Michael Molitoris, Jim and Connie Jobe, Jan Philipp, Liz Martin, Anthony Patterson, Tommy Green, Bruce Cline, Jeff Roberts, Vallie Vechlekar, Joe Sorgen.

Meeting called to order at 7:00 pm. By President Steven Byrd.

Board members introduced: John Koenig, Dave Fowler and Eileen Laffan.

## **2006 Highlights:**

Entryway lighting is in the process of being replaced. Current lights have deteriorated beyond repair. Electrical issues have made them unsalvageable. New lights have been ordered, they are very similar in style as current lights. Entrance lights should arrive on Feb. 9<sup>th</sup> and will be installed soon.

### **Non-Routine Landscape Maintenance:**

Graveyard at the end of Fagan Rd. clean up was performed after trees had fallen and large roots had been exposed.

Hedge trimming at entrances was performed. Ice damage and general overgrowth was removed.

A Beautification Committee or Garden Club was discussed to take over the annual plantings at the main entrances. Currently the grass maintenance crew is overseeing this area. Contact Eileen Laffan if interested in helping.  
644-9591 or [elaffan@triad.rr.com](mailto:elaffan@triad.rr.com).

The fountain was discussed. Steve reported that the fountain would need to be moved to deeper water this spring. The timing of the lights on the fountain was also discussed. A number of homeowners would like to see the lights on until 11:00 pm instead of the current 9:30 pm. The board will talk with nearby homeowners to come to an agreement.

The question of possibly changing the spray nozzle on the fountain was also brought up. Bruce Cline indicated that a new nozzle to change the shape of the spray is about \$200. He will pass his information on to the board so that it may be looked into further.

**Budget:**

See 206 Review and 2007 Projections

**Community Watch:**

Liz Martin presented news about the community watch.

One dog has been caught in the area. Believed to be one of the dogs involved with the cat mauling and other vicious dog complaints on the Strawberry Road, Polo Farms area. Liz will try to find out current information on the two black dogs also involved with the attack.

Call 911 to report these dogs. Call it in as a vicious dog and the response time will be much quicker per Animal Control.

Please call or email Liz Martin if you have a new email address so that you may be included in the informational emails.

Street Captains are needed to assist Liz if there is an incident in which phone calls need to be made in a timely fashion.

Liz: 643-0329 [Liznscott@triad.rr.com](mailto:Liznscott@triad.rr.com)

**Social Committee Update:**

**Progressive dinner** will be held on April 28<sup>th</sup>. More info to come, as we get closer to this date.

**Garage Sale** - Poor turn out was reported for the last sale. If anyone is interested in taking a more involved role please contact a member of the Social Comm.

**Family Fun Fridays**- May –August, good crowds, more info to come as the weather warms.

**Fall Festival**- Hosted by the Byrd's with a fun hayride. Pumpkin, costume contest. Good turnout.

**Chili Cook-off**- Hosted by the Ambler's, a fun event with 5 chefs in the competition. New "chefs" are encouraged to join next year.

**Holiday Party**- Hosted by the Fourquarean's, a fun time was had by all..

**Greeters**- needed to welcome new neighbors.

New members and fresh ideas are always needed so please consider joining.

Phoebe Patterson- 644-1885 [phoebep@triad.rr.com](mailto:phoebep@triad.rr.com)

**Architectural Committee:**

There were 8 submittals for architectural changes, decks, screened in porches, gazebos and fences. All were approved.

Satellite dishes need architectural committee approval. They need to be unobtrusive and inconspicuously placed.

Forms for architectural changes are on the web site.

Jeff Roberts- 643-8269

**Neighborhood Lighting Proposal:**

Previous administrations had determined there was sufficient interest in developing a lighting proposal to be considered by homeowners.

Board members worked with Duke Power to understand lighting options, locations, cost, etc., and developed proposal..

Basics of lighting proposal were described in letter to homeowners dated October 2006.

Board members agreed that it would be critical to “get the vote out” on this potentially controversial issue that would result in a dues increase.

Proxy vote was distributed in December 2006 to all homeowners.

Homeowners brought it to our attention that the proxy ballot was potentially confusing- i.e. did not returning ballot constitute a “NO” vote?

A concerted effort was made by board members to contact homeowners who had not returned a ballot in order to ensure that their voice was heard correctly. Phone calls, emails and personal visits were means of communication.

Great turnout!! 111 of 119 homeowners submitted votes- 93%!

Lighting proposal passed with a majority.

74 YES votes

37 NO votes

2007 dues invoice reflects increase of \$65 per year.

Large plat of neighborhood with light posts marked available for view.

### **Comments from the floor, Q & A:**

1. "I moved to get away from street lights and voted NO for."
2. There are no lights on the frontage of Alley road due to lack of wiring. Homeowner would not benefit or be able to see any street light from his home. Had own lights installed at his home. Neighbor is a retired Police officer and feels that this number of lights will not add security.
3. Neighbor states that while he voted NO for the lighting proposal he does wish to respect the majority vote.
4. Could there be a movement of light posts to better accommodate the bus stops? There is a 15-foot swing in positioning lights.
5. Who repairs and replaces lights and broken poles? Duke Power.
6. Can we manipulate the times that the lights go on and off? Unsure, We will need to get that information from Duke Power.
7. Former Board member stated that while he did not vote yes he did agree that the vote was correct and thought we should move forward.
8. Why wasn't there a general meeting about this issue?
9. Steve reminded the homeowners that this was not a new issue. Every year the issue of lights has been raised and voted on at previous meetings to address this issue. It has been discussed at almost every General Meeting.
10. A member stated that some of those who are against the lights and the process had possibly not been at previous meetings to hear previous discussions.
11. Dave Fowler reminded homeowners that this Board is trying to speak and act for the homeowners. "Let us know if you feel if this process was incorrect?" The board is a group of volunteers not Lawyers or pollsters.
12. The question of the quorum was raised and didn't you need 2/3 majorities to pass this vote? John Koenig responded that this Boards understanding of the vote was that 80 homes constituted a quorum, then 51% of that would constitute a yes vote.
13. Not enough interest in group to call for a revote, a member moves to accept the vote and not waste further time discussing the matter.
14. Attendees motioned to move forward with lighting decision.

Members thanked the Board for investigating the matter and the effort made to hear from all voting members.

**Open Board Positions:**

Two Board positions are opening.

Chuck Duncan moved and needs to be replaced and Steve Byrd has completed his two-year term.

Nominations were asked for from the floor. No nominations were made from the floor.

David Fowler nominated Michael Ambler. Steve Byrd nominated Dan Stanfield.

By show of hands Michael and Dan were unanimously voted onto the Board.

**Thank you Steve Byrd:**

The Board thanked Steve Byrd for the countless hours spent working for the homeowners for the betterment of our community.

Meeting adjourned at 9:00 pm.