

Lochmere Homeowners Association

Notice of Meeting of the Board of Directors

December 1, 2003 7:30 PM

Place: 6733 Kenbeck Court

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 the Meeting, fixing such time and place, and prefixed to the minutes of this meeting.

In attendance: Sharon Bassell, Bruce Cline, Tom Green, Kevin Harrison, and Scott Martin.

Discussion: Pond maintenance as required by State of North Carolina Division of Water Resources was discussed. Spillways and overflows for both Lochmere ponds require maintenance; specifically trees and undergrowth less than six inch diameter must be kept from the spillway

Resolution: Pond maintenance to be included in paid maintenance contract provided by Tony Dew. This work will be performed three times per year (Spring, Summer, and Fall).

Discussion: Community Watch signs for both entrances of the neighborhood.

Resolution: The Board voted to approve purchase of signs for both entrances.

Discussion: NC Planned Community Act was discussed. This document is a resource provided by the State of North Carolina specifically to address the issues related to restricted neighborhoods. Approval of this document by 67% of Lochmere Homeowners would not change the current restrictions chosen by the neighbors, but would use of this well written document to clear up the ambiguities of Lochmere's Declarations and Covenants.

Resolution: The Board will proceed with plans to present the Planned Community Act to the neighborhood for approval. This presentation will be on individual basis in the next few months.

Discussion: Several violations to Lochmere Declarations and Covenants were discussed and reviewed. The three neighbors involved will be contacted by mail to advise of these conditions in need of their immediate attention.

The next meeting of The Board of Directors is scheduled: January 5, 2004 7:30 PM at 2702 Kinsey Drive.

Bruce Cline adjourned the meeting at 9:00.

Attest: **Board of Directors**

Kevin Harrison, President _____

Bruce Cline, Vice President _____

Thomas Green, Treasurer _____

Scott Martin, Secretary _____

Sharon Bassell. At-Large _____