

**NOTICE OF MEETING
OF
BOARD OF DIRECTORS
OF
LOCHMERE HOMEOWNER'S ASSOCIATION**

Date: Monday, February 25, 2002 at 7:00 p.m.

Place: 2607 Kinsey Drive, Summerfield, NC 27358

Agenda: Association business

MINUTES OF MEETING

OF

BOARD OF DIRECTORS

OF

Lochmere Homeowner's Association, Inc.

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

There were present the following: Keith Wilson, Denise Green, Len Scaffidi, Rick Hocutt, Rick Eichhorn,

The meeting was called to order by the President, Keith Wilson, at 7:00 p.m.

The meeting, having duly convened, was ready to proceed with its business, whereupon the president recognized all directors and presented the agenda for the meeting.

Discussion of landscape agreement with Johnsons, Toby Court. Agreed upon landscaping must be installed by March 16th, 2002.

Discussion of non-approved fence at Oxmoor. A letter from the Architectural Committee has been sent a letter indicating the fence was not approved and requesting the fence be landscaped. The homeowner's have submitted a landscape plan.

RESOLVED, a letter to be sent to Alan Wheeler to clean his job site located on 2605 Oxmoor Court.

Discussion of trailers in yards. The letter to association membership mailed February 23rd specifically states "no trailers".

Discussion of scanning covenants and posting on the website.

Discussion of fence at 3103 Crosby Court. The fence was erected without approval.

RESOLVED. The board to request a current action report and architectural guidelines from the Architectural Committee.

Discussion of guidelines for the architectural committee that were established in 2001.

Discussion of procuring bids from various companies to do maintenance. Rick Hocutt to get in touch with A Current Season. If a landscape designer is hired, it is preferred the designer be a separate company from the maintenance company. Rick Hocutt to contact landscape designer, Marguerite Suggs.

Discussion of rocks and cinder blocks placed on the edge of property at 6703 Buckley.

RESOLVED. Rick Eichhorn to send a letter to Mr. and Mrs. Billings regarding their trailer and cinder blocks placed at the front edges of their property at 6703 Buckley.

RESOLVED. Rick Eichhorn to send Alan Wheeler a letter requesting he clean up his job site on Oxmoor. If he fails to clean up the site the LHOA will have it cleaned and will bill him the cost + 20%.

Discussion of delinquent dues and possible additional incentives to encourage prompt payment of the dues resulted in recommendations to amend the existing penalties for non-payment.

RESOLVED. A motion was made to enforce the following collection guidelines: When an association member's dues become 6 months in arrears after the original due date, 1. a \$50 fine will be assessed (after 12 months, the fine is increased to \$100), 2. 12% interest will begin to accrue as provided for in the covenants, 3. a lien will be immediately placed on the property in the amount of the dues in arrears and the accrued fines, and 4. the matter will be turned over to a collection agency for disposition. The motion was seconded and all board members voted in favor of the motion; it passed unanimously.

RESOLVED. Denise to send the recently mailed homeowner letter to the builders with lots in Lochmere.

Discussion of web site content. Kathy Thomas to provide social event information to the Webmaster. Discussion of allowing LHOA members with access to the secure areas be able to set up their own page on site.

Discussion of street sign that has broken off at the corner of Buckley and Kinsey. Keith has called the state. Some temporary arrangement to repair sign considered. Keith Wilson reminded the board that the signs were in fact the property of the state and as such were the purview of the State DOT, not the Lochmere HOA.

Keith Wilson adjourned the meeting at 8:25 p.m.

Rick Eichhorn
Secretary

Attest:

Board of Directors:

Keith Wilson: _____
President

Rick Hocutt: _____
Vice-President

Denise Green: _____
Treasurer

Len Scaffidi: _____