

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

Date: December 1, 2010

Place: 2494 Zane Dr. Summerfield NC 27358

Agenda: Association Business

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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: John Koenig, Brenda Merchant, Keith Wilson

The meeting was called to order by the President, John Koenig, at 7:00PM  
A quorum of the Board of Directors declared by John Koenig

Reading of the Previous Meeting Minutes took place. A motion was made and seconded to approve the minutes as read

The meeting, having duly convened and quorum presented, was ready to proceed with it's business, whereupon the President recognized all directors and presented the agenda for the meeting.

Discussion of previous minutes. Pot holes on Buckley have been repaired but still has some issues. The rip rock on the Kinsey pond has been moved and seems satisfactory.

RESOLVED. Motion was made and seconded that we wait until Spring to contact maintenance department regarding additional repairs to pot holes.

Discussion of outstanding dues. One homeowner is in arrears due to bankruptcy. One homeowner is delinquent. And one homeowner is in foreclosure.

RESOLVED. A motion was made and seconded that the information will be verified by the treasurer, Michael Molitoris, and will be pursued to collect dues.

Discussion of Landscaping contract renewal for Oak Ridge Landscaping company. Keith Wilson discussed the possibility of gathering additional bids for coming contract year.

RESOLVED. A motion was made and seconded to have Keith Wilson collect bids for coming year.

Discussion of pond maintenance. The town of Summerfield had inspected the two retention ponds and there were several issues that caused concern with the inspector. Those issues include lily pads growing in the pond on Lunsford as well as logs and debris in the spillway as well as the pond itself. Brush has overgrown in the spillway area on the Kinsey pond as well as logs in the spillway. These items need to be addressed. John Koenig has already contacted the inspector to get a 90 day extension to resolve the problems. Keith Wilson volunteered to look into the problem.

RESOLVED. A motion was made and seconded that Keith Wilson will inspect pond issues and try to clear debris to pass inspection. Upon clearing debris Keith Wilson will call inspector for a re-inspection.

Discussion of the financials of the association. Since the treasurer was not present no financials were discussed.

RESOLVED. A motion was made and seconded that Michael Molitoris , the Treasurer, will be contacted to email a year to date report of the financial status of the Association to all board members.

Discussion of the street and stop signs proposal. During the last meeting of the Board a discussion of the possibility of erecting new street and stop signs took place. This was brought forth by Steve Byrd.

RESOLVED. A motion was made and seconded that Steve Byrd be contacted and asked about the status of this proposal.

Discussion of street lights took place. Keith Wilson asked the board to revisit the possibility of erecting street lights in the neighborhood. A discussion of the last attempt to get street lights erected in the neighborhood took place. Since there has been recent new homeowners arriving in the neighborhood and there could be more support for street lights than the previous vote.

RESOLVED. A motion was made and seconded that Keith Wilson will conduct an informal poll to ascertain if the majority of homeowners desire to pursue the feasibility of erecting street lights. If the majority of homeowners desire street lights, then the board will discuss the possibility of this issue.

Discussion of updates on the social committee events took place

RESOLVED. A motion was made and seconded that Liz Martin will be contacted to report social committee events and later be posted on the web site.

Discussion of the 6701 Fegan Road property owned by Tony and Theodora Ivanov took place. The Ivanov's have moved and are trying to sell their property. They are having a difficult time selling and have asked if it is possible to rent their property until they can find a buyer. A review of the articles and covenants revealed no restrictions on renting.

RESOLVED. A motion was made and seconded that John Koenig contact the Ivanov's approving their request, however, they should be reminded that all restrictions and rules still will be followed and that would be the responsibility of the Ivanov's and not the renters. Also, this request would be temporary and not long term.

There being no more business to discuss a motion was made and seconded to adjourn.  
Meeting was adjourned at 8:00 PM

Board of Directors

John Koenig \_\_\_\_\_  
President

Brenda Merchant \_\_\_\_\_  
Vice President

Michael Molitoris \_\_\_\_\_  
Treasurer

Keith Wilson \_\_\_\_\_  
Secretary

Steve Byrd \_\_\_\_\_  
At Large