

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

Date: May 19, 2010

Place: 2700 Kinsey Drive Summerfield NC 27358

Agenda: Election of Officers and 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: Tim MacEldowny, Dave Cekuta, Brenda Merchant, Keith Wilson and Steve Byrd.

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

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 electing new officers for the board. A nomination for President was made and seconded for John Koenig. A nomination for Vice President was made and seconded for Brenda Merchant. A nomination for Treasurer was made and seconded for Michael Molitoris. A nomination for Secretary was made and seconded for Keith Wilson.

RESOLVED. All nominations for officers were accepted and noted.

Discussion of approval of Oak Ridge Lawn maintenance contract. Tim MacEldowny presented the contract with costs and services.

RESOLVED. Motion was made and seconded that contract would be approved. Tim MacEldowny is to sign contract and send to Oak Ridge Lawn Maintenance.

Discussion of algae in small retention pond on Lundsford.

RESOLVED. Copper sulfate will be purchased to treat small retention pond.

Discussion of website. The website needs to be updated to reflect upcoming events, new board of directors and past minutes posted.

RESOLVED. Keith Wilson will contact Len Scaffidi who is the webmaster and supply him with new information to be updated.

Discussion of decorative street/stop signs. Steve Byrd made a motion that the board look into replacing the street signs and stop signs. The board had started to look into this in the past and Eileen Laffan has information on the signs.

RESOLVED. Steve Byrd will contact Eileen Laffan to ascertain this information.

Discussion of pot holes on Buckley Drive. There are a few pot holes on Buckley Drive as noted by Brenda Merchant. It was determined that communication must be made to Summerfield Town Hall in order to trigger DOT to come repair it.

RESOLVED. Brenda Merchant will visit Summerfield Town Hall to start the process.

Discussion of homeowners past due. Dave Cekuta, former treasurer, brought to attention of the board that approximately 6 to 8 homeowners are still past due. Attempts have been made by letter and certified letter to collect with no avail. After further inspection of the covenants it was noted that in Article VI Section 7 it states that "any assessment, fee, fine, or other charge not paid within thirty days after the due date shall bear interest from the due date at the rate of twelve percent per annum."

RESOLVED. The Treasurer will send certified letters to past due homeowners indicating that if payment is not received then interest will applied and possible leans to their property.

Discussion of a letter to homeowners. A letter needs to be drafted and sent to homeowners to announce the new board members and future projects.

RESOLVED. Keith Wilson will draft letter and send to board of directors for approval before mailing to homeowners.

Discussion of rip rock at the Kinsey Road retention pond. Brenda Merchant called attention to the board regarding the rip rock being displaced and weeds growing through it. There was discussion of whether it needs to be replaced or added to.

RESOLVED. Tim MacEldowny will ask Oak Ridge Lawn Maintenance for recommendations.

Discussion of spillway at retention pond. Tim MacEldowny brought attention to the board of the spillway needing repair.

RESOLVED. Tim MacEldowny will contact professional contractor to repair.

Discussion of when to meet again.

RESOLVED. The next board meeting will take place as soon as Steve Byrd gathers information regarding street signs. He will contact board of directors when ready.

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

Board of Directors

John Koenig _____
President

Brenda Merchant _____
Vice President

Michael Molitoris _____ Keith Wilson _____
Treasurer Secretary

Steve Byrd _____
At Large