

Locust Curve Homeowner's Association Meeting Wednesday, August 1, 2007

This month's meeting was held in the home of Secretaries, Jerry and Sandie Maynard, 289 Tar Heel Dr. Those present included the Maynards, Paul Mack, President; Sandy Mercurio, Vice-President; and John Cremer, Treasurer. This was a special meeting called to work on the proposed 2008 budget and lay out plans for the open meeting at Carlisle School in the fall.

Paul researched a list of 16 area developments, the management companies they use, and the yearly association fees they charge – which was reviewed by the officers. The yearly fees range from \$75 (a start-up figure) to \$525. PSAM was the company used by the majority of associations in the area. Paul will ask a representative to come to our next meeting and discuss how they operate. He knows that they don't do newsletters or deed enforcement (unless someone calls them). It was estimated that it would cost approx. \$715 per month to employ them. Paul may contact 4-5 more associations, too.

There was a lengthy discussion on the “musts” and the “wants” of the proposed budget – with each line item being labeled. It was decided that we will present a 2-3 history of our fixed costs (utilities, property taxes, maintenance, etc.). John and Paul will provide the data on this for Sandy's power point presentation. Paul offered to get an estimate from Scarlet and Gray Landscaping for 2008. He added that the irrigation system needs work and that we lost approx. 25% of our flowers this year due to lack of water and ill-pointed jets.

Paul will investigate taking non-pays through small claims court to save the cost of filing a lien, etc.

Sandy asked that the Design Review Board set a time limit on the length of time a storage shed can be ‘under construction’. Paul agreed – and the committee will take this under consideration in the very near future.

It was discussed that trustees of the association should be required to attend the majority of the monthly meetings each year to remain in the position. This issue will be addressed once the budget work is finished.

Paul announced that four more delinquent homeowners have paid their association dues through Horizon. This marks 88% paid for the year. John said that he continues to get calls from both Horizon and homeowners regarding this issue.

It was decided that the next newsletter will go out around the 8th of September to announce the open meeting – which will likely be Tuesday, Oct. 2nd, if Carlisle is available. (School starts on Aug. 22nd this year). Also in the newsletter will be an announcement of DRB members and the fall garage sale. Sandy will check football schedules (Hayes and OSU) before we set the garage sale date.

Jerry has several pictures of the front entrance which can be used as opening and closing slides in the power point. He also came up with a slide to summarize. Slides that the officers believe will be helpful to show include:

- 1) Agenda
- 2) Other developments and their fees
- 3) We have 20 acres to maintain
- 4) Bylaws and what we're charged with
- 5) A 3-year actual cost chart – graphs
- 6) Our proposed budget
- 7) Low, med., high budgets and what you get with each
- 8) Show a *monthly* cost to homeowners
- 9) Others as deemed necessary

The next meeting will be held at Sandy Mercurio's home on Western Dreamer - Thursday, August 16th at 7:00 p.m. This meeting was adjourned.

Respectfully submitted,
Sandie Maynard