

**Locust Curve Homeowner's Association Meeting
Wednesday, June 20, 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, Sandy Mercurio and Jason and Chris Rothrock. The Rothrocks have been in the neighborhood for about 3 weeks.

Items on the agenda:

The budget

Billing

Trees

Design Review Board (DRB)

Complaints

Lawyer

New Business

Paul reviewed John's budget report in his absence. He reported that 86% of homeowners in the association have paid the current dues. 14% remain unpaid. So far no fees have been collected through the collection agency. According to projections, we should have \$1065.31 left in treasury at year's end; however, Paul thinks this is positive thinking. He also added that we may need to cut back on the lawn mowing of vacant homes.

We discussed the proposed budget and the group decided that a few more line items are needed to properly cover everything...

Reserve fund

Non-pays

Property management

Projects (i.e. tree removal/replacement, brush removal, front entrance upkeep/improvements)

Paul asked everyone to go over the new budget and plug numbers in before our next meeting. The July meeting will concentrate primarily on the budget.

Paul suggested that we begin to think about the management of our association – possibly offer a part-time paid position to one of the residents of Locust Curve - ? -

September's meeting will be open to the entire neighborhood and Sandy will check into reserving Carlisle School again. (Will possibly be on Sept. 26th). Paul feels that it is important for everyone to have a chance to speak about the

raise in membership dues. It was suggested that perhaps we should offer billing on a semi-annual basis to help with the increase.

There was a lengthy discussion on the dying ash trees on Western Dreamer, and Sandy offered to investigate on a bulk purchase of new trees, and whether or not there is city or state help available.

Jerry reported that he contacted the city to trim back the trees along Central Ave. just to the east of the main entrance. They create a hazard by blocking the view. A request was to be sent to Steve Beard for scheduling.

We discussed homeowners erecting storage sheds that are outside the limits of our deed restrictions and how best to deal with these issues. Jerry Maynard and Jason Rothrock were added to the Design Review Board, and will assist Paul. Paul will follow up with resident Gary Noll, 133 Seatrain Dr., to see if he is still interested in helping in this area, also. This group will review and discuss all requests of variances in the development. The overall feeling of the group was that we want to keep the neighborhood looking good – and improving over the years, rather than declining. Along with storage sheds, we discussed the blue inflatable swimming pools that are popping up – and whether or not these should be allowed. It was the general feeling that since they are temporary, they are ok within limits (i.e. Memorial Day to Labor Day). Paul said that we could grant this variance in a blanket announcement and that we should differentiate between the inflatable pools and a traditional aluminum above-ground pool. Sandy recommended development of a form, which the homeowner signs, that states the variance is granted, but not guaranteed.

Under the topic of complaints...

Paul contacted the owner of a home on Overtrick where the renter is supposedly selling used cars from the home. The owner said he would check into it and Paul reported that he will get an attorney involved if necessary.

Blue trash cans must be screened from ALL views.

Commercial vehicles and boats are only allowed to be parked in the development for 48 hours without being moved.

Paul will check into whether or not the association is required to file an income tax return.

Sandy commented on the cracks in the streets and asked if anyone knows how or when they will be repaired. Jerry commented that 30+ streets in the city

were listed in the Gazette for re-surfacing or clear coat of sealer - and Locust Curve was one of them.

The next newsletter will go out by August 24th and announce the open meeting in Sept.

Plans are for another community-wide garage sale in the fall.

July's meeting (July 18th) will center around finalizing next year's budget.

August's meeting will be held on the 15th and we will begin work on a Policies, Procedures and Maintenance Manual (PPM) for the association. In the event that one or more of our current officers do not return next year, this manual will be very important for the new officers. Paul asked that everyone start putting this type of information in writing.

In Sept. we will meet twice. The officers will convene on Sept. 12th and the open meeting will possibly be held the 26th. More on that later...

July's meeting will be held in the Maynard's home at 289 Tar Heel Dr.

The meeting was adjourned.

Submitted by:
Sandie Maynard, Secretary