

Locust Curve Homeowner's Association
Meeting minutes
Wednesday, Oct. 15, 2008

Trustees and Officers of the association met in the home of President, John Cremer.

The agenda for the evening:

Budget Review

PSAM

Grounds and Maintenance

DRB

Hot Items

Other business

Budget Review – It appears that our property insurance costs are approximately \$1100 higher than last year but John will check with PSAM on the figures. It was projected that this expenditure would be less than last year.

Collection and legal processes on delinquent fees are moving forward. It was discussed that court and legal fees could easily eat up the remainder of our year's treasury. However, this money would be recouped with the monies collected. John will talk with someone from PSAM for more information on how the process works and how it affects our bottom line for 2008. There are 23 Locust Curve homeowners who are delinquent in their fees and are headed for mediation. John noted that not all are from the current year. The group discussed an e-mail complaint from one of the 23 homeowners who could not believe that we were actually proceeding with collections at this level.

Lisa Cahill reported that we currently have \$3177 in the treasury.

PSAM sent the following reports since our last meeting: Site inspection, compliance, aging, and delinquency. It was noted that these are exactly the reports we requested from PSAM.

The storm basin behind Tar Heel Dr. was recently cleaned. This is something that requires vigilance but is rather costly. Paul Mack stated that he believes it should be cleaned twice a year. Jerry Maynard will access and offer suggestions to hopefully save some money.

Paul suggested that we obtain a quote from Brickman to clean up the overgrown bushes, trees, etc. on the vacant property located at 701 Barberry Spur. (Court report in the Delaware Gazette lists this property for sale by Sherriff auction). He believes that the porch and windows will soon be hidden and this poses a threat to the neighbors – i.e. vandals. He did note that the lawn is being cut. Paul will contact PSAM for a cost to trim the shrubs, trees and overgrown weeds.

There were no updates on the issue of organic lawn care or from the DRB.

It was noted that some clean up was needed following the remnants of the hurricane which blew through last month.

The meeting was adjourned.

Respectfully submitted,
Sandie Maynard, Secretary