

# Locust Curve Home Owners Association Monthly Meeting - March 2010

Attendees: John Cremer, Paul Mack, Eric Moody, PJ Parsons, Jerry Maynard

Location: Shorty's Casual Cuisine

Date: Wednesday, 17 March 2010

## **Follow-Up Discussion Items**

- Monthly reports
  1. Financial: received all normal monthly summaries and reports.
  2. Aging Summary: received
  3. Compliance Report: not received
  4. On-Site Review: not received
  5. Bank Statement: received
  6. DRB: not received
  7. 2010 LCHA Annual Dues notices: still not issued by PSAM; This was a big issue at last month's meeting.

## **New Discussion Items**

### Omni/PSAM

- Omni/PSAM acknowledged the late budget and dues notices in e-mail correspondence after last month's meeting. Why have they not issued the dues notices to residents?
- Omni/PSAM did take their management fees from our bank account, however. While the fees have an established quarterly payment schedule, LCHA is owed the money at is generated by the annual dues. How can Omni/PSAM justify paying themselves when they haven't provided the billing service, which is a primary function? John will e-mail and contact David Dye by phone through Thursday or Friday (3/18 or 3/19).
- While Omni/PSAM does provide a good service (in general), their performance for year-to-date 2010 has been poor and of great concern for the board. Based on their response to our concerns, the board may need to start seeking quotes for new property management services. Previously, the only concerns were with the lack of timeliness of the various reports, however, now they are starting to affect the cash flow of LCHA by not billing.

Snow Removal

- Board will formerly seek a quote from Brickman for snow removal when the accumulation is above 8 inches.

Annual Meeting

Will be scheduled for Wednesday, 28 April 2010 at the Carlisle Elementary School gym. Paul stated that the gym was already booked for 21 April 2010 (original proposal from the board), so the following week will be scheduled with the Delaware City School District.