

Locust Curve Home Owners Association Annual Meeting - 28 April 2010

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

LCHA Residents: Approx. 13-14 residents

Location: Carlisle Elementary School Gym

Date: Wednesday, 28 April 2010

Welcome & Introductions

- Board members
- David Dye, Omni/PSAM

2009 Highlights

Sunny 95 Neighborhood Party - John & PJ

- No cost to the association; food & entertainment was provided by Sunny 95 and the participating sponsors
- Well-run, organized party - Sunny 95 had crews to handle the set-up and tear-down efficiently
- Many positive comments from residents
- Will try organize a similar party for 2010 or later

Budget Review - Paul

- Ended 2009 with a reserve, but no decrease in LCHA dues (in near future), as we do not have our reserve goal of \$60,000 (about one-year's worth of dues)
- Collected 95% of 2009 dues, which is far above most of Omni's associations under management
- 102% was collected, when past due amounts are factored-in with 2009 dues collections
- Many residents questioned the late invoices issued by Omni this year (for 2010 dues). Omni/PSAM responded that Feb. 15th - April 15th is the window for all dues notices to be issued for the 80 HOAs under Omni/PSAM's management. More from Omni/PSAM later in the meeting.

Brickman Landscaping Maintenance Review - Eric

- No increase for 2010 lawn care of the common areas
- Many residents have commented that common areas have improved in appearance and lawn health since Brickman started in 2008. Weeds are down sharply and grass is healthier.
- Brickman still handles the mowing of vacant homes for LCHA, per board direction.

Fountain Pump Update - Jerry

- The electrical conduit for the fountain was upgraded Spring 2009 due to frequent damage done by wild life (chewing through the old conduit). The new conduit is made of aluminum "greenfield" material that prevents future damage to the electrical connection between the circuit breaker box and the fountain pump. Additionally, the gauge of electrical wire inside the conduit will meet the needs of a wider selection of pumps in the future (in the event the pump needs to be replaced). This upgrade cost a little more than what was needed, but will save more money in the future, specifically when the needs to be replaced.
- Upon completion of the wire updates, it was determined that the pump should last until 2010 or 2011.

Omni/PSAM

- Noted the timing of the billing cycle for dues. As stated, LCHA does not have a specific "billing window" for dues (only past history of February billing). For 2011, residents would prefer a January/end target for Omni/PSAM to mail notices. Omni/PSAM will examine their billing queue and move LCHA up in the mailing order. Additionally, Omni/PSAM will issue the 2011 budget to the board by the end of December 2010. This should also help speed the 2011 dues cycle.
- Despite the perceived tardiness of LCHA dues notices, Omni/PSAM reported that LCHA already has 65% of the 2010 dues collected.
- For 2009, nine court cases were opened against LCHA residents that were past due on their association fees. Of these, 6 are currently making payments and 3 are paid in full.
- PSAM merged, then unmerged with Omni Property Management (of Indianapolis, IN) during early 2009. However, PSAM was able to retain key pieces of that merger, such as the help desk (phone and web) system that allows residents to track their own requests with "help desk tickets". PSAM kept the name Omni/PSAM, as it was not cost-effective to go through another rebranding attempt.

New Discussion Items

- Kroger's water-retention pond is a mess again. Often, this leads to debris blowing across Houk Rd and into LCHA common areas and (sometimes) the lawns of a few residents. Omni/PSAM and LCHA does have instructions for Brickman to perform simple clean-up of debris that enters LCHA grounds, but this doesn't really address the root cause. Omni/PSAM will help LCHA by contacting the management company for the Westfield commercial property and get them involve in the clean-up effort (Kroger has not been very responsive in the past year).
- Residents would like LCHA board and Omni/PSAM to explore ideas for landscape design and implementation at the two main entrances (Central Ave and Houk Rd). The board may involve a landscape professional for designs and/or Brickman. Residents noted how nice the Central Ave entrance of Lantern Chase looks and LCHA should have something that is beyond level we have currently.

- Twice per year newsletter ... residents would like the board to look into creating this.
- Debris in LCHA retention pond (not main entrance) ... need to clean this up, as it flows into the Delaware Run
- Garage sale - target the 2nd or 3rd weekend of June 2010
- Mowing along Houk Rd ... LCHA and Omni/PSAM need to determine if the service map needs to be adjusted to improve the appearance of LCHA grounds out to Houk Rd (city's mowing isn't frequent enough to be sufficient)
- Snow removal ... LCHA will have Brickman quote plowing LCHA streets when the snow is 6 inches or more. We would like to see if this type of agreement should be "automatic" or upon LCHA's request (phone call)
- Trash cans ... residents noted that trash cans in front of garages is becoming a problem (blowing down and allowing debris to fly around; visually unappealing). Residents are encouraged to issue a help desk ticket with Omni/PSAM as they notice this problem. Omni/PSAM can issue reminders to residents, which typically remedies the situation. Note: this is a deed restriction issue, so no new rules need to be created for enforcement.
- Trees ... residents would like the board to investigate tree replacement at the city's rate. This is in response to all of the ash trees that the city removed from LCHA's city-owned tree lawns. While the city is responsible to replace these trees, the city does not have funds in the budget to handle tree replacement (they are only doing tree pruning and removal, as needed). Marci DeWitt will help the board with this item. This action item could be broken down into phases to minimize the budget impact to LCHA. Should LCHA cover half and the resident cover half (as is the case when the city replaces trees)? Note: residents can prevent future bug/insects from killing their trees by using Bayer Tree & Shrub (blue bottle).
- Resume the use of "block captains" for distribution purposes (ex: newsletters)? The board will look into this, but it will require volunteers from each street.