

Locust Curve Home Owners Association Special Board Meeting - Omni/PSAM Billing Discussion

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

Date: Wednesday, 20 April 2011, 7:00 PM

Location: The Jug

Annual Meeting Discussion Items

- Summary of LCHA residents according to dues payment status (paid, past due, payment plan, court action, etc.) - Paul will receive it from Omni/PSAM, prior to the annual meeting
- List of homeowners that have complained (recently) about their annual dues payment process with Omni/PSAM - PJ will compile the list and summarize the individual situations (serve as supporting information for any that wish to discuss the process during the annual meeting)
- Dues collection process for 2012 - the "Jerry proposal" that we reviewed with Omni/PSAM; spells out the steps we want to be taken and the timing for each step
- Front entrances - discuss the plans that Brickman has for the Spring - cleaning the monuments, fence, etc.
- Clarify the direction the board is taking on the snow removal (for snow above 8-inches). Basically, the board is stating that the agreed to rate with Brickman just allows us to have Brickman plow when we need it. However, no contract has been signed, nor has this service been executed yet (2010-2011 Winter).
- Garage Sale - June 16-18 (Thursday - Saturday). Thursday and Friday will be full days. Saturday will be a partial day (half-day; ¾ day)

Other Discussion

- Follow-up with Brickman regarding the power washing of monuments & fencing, weeding, and edging - Jerry to summarize the list of "to-do" items and PJ will e-mail Charlie Snyder from Brickman
- Garbage cans - some residents (various places throughout the neighborhood) are being stored during the week (non-trash pick-up days) in the front of the houses. C/M for this is to issue a help desk ticket on Omni/PSAM's web site.
- Payment plans (of annual HOA dues) - Omni/PSAM now requires residents that are signing-up for the payment plans, the homeowner now must agree to "direct debit" (e-payments from resident's bank account directly to LCHA's back account).

Next Meetings:

Annual Meeting - Wednesday, 27 April 2011 (7:30 PM - 9:00 PM) at Carlisle Elementary Gymnasium