

PARK CHARLES SOUTH – HOMEOWNERS ASSOCIATION  
PO BOX 1871, ST. PETERS, MO 63376  
636-538-9000 pcsouth.org

6:30 PM – Monday January 11<sup>th</sup>, 2016  
Spencer Branch Library

## MEETING NOTES

**Call to Order:** President – Ken Voss      **Time:** 6:34pm

### Attendance:

- Present:
  - Ken Voss - President
  - Mike Morgan - Vice President/Grounds & Maintenance
  - Ed Daly - Director/Treasure
  - Tom Rickard – Director
  
- Excused:
  - Melissa Schantz - Director/Secretary

Upon call to order and roll call, Ken Voss resigned from the Board effective immediately. Ken was thanked by all for his time, efforts, and accomplishments on the Board.

Tom motioned for Bryan Kopp to be elected as Board President. Mike seconded the motion. The motion passed with unanimous approval.

### Approval of Minutes:

- Ed motioned to approve the Annual Meeting minutes and the December Director's Meeting minutes. Mike seconded. The motion passed with unanimous approval.
- Approval of October Director Meeting minutes was tabled.

### President's report – Bryan Kopp

- Bryan again thanked Ken for efforts and success with the Board.
- Ken will remain the Nextdoor.com Lead for PCS.
- An informal meeting was requested to cover specifics of the approval annual budget.

### Treasurer's Report – Ed Daly

- Mike motioned to approve the treasurer's report. Tom seconded. The motion passed with unanimous approval.

### Old Business:

- Mike discussed Trugreen's contractual requirements before final payment was made. Decision to make the final payment was tabled until February.

- Bryan discussed progress with having the easement for the south side-monument at Howell Road recorded.
- Ed discussed cell phone plans. It was determined to leave the phone with the current carrier and phone plan.
- Bryan inquired about welcome packets and will work to have new packets printed.
- Tom discussed resident inquiries about County maintenance of streets in the villa community.

### **New Business:**

- Bryan discussed opening a checking account for the subdivision. Benefits include having the website direct bill to the account, and reducing the amount Board reimbursements made for subdivision expenses. Tom made a motion to open a checking account with \$2,000, with the President and Treasurer as signers on the account, and with the President responsible for the one credit card we would have associated with the account. Mike seconded. The motion passed 3 – 1 with Ed voting nay.

### **Committees:**

- ❖ **Grounds, Facilities, Maintenance** – Mike Morgan
  - Annual lake reports were received and looked good.
  - A recommendation for new bathymetric maps were recommended. The Board determined the expense was unjustified this year.
  - Erosion concerns exist around drainpipes in common ground. A solution will be sought for future presentation.
- ❖ **Social Events** – Bryan Kopp
  - The Board agreed to purchase pre-loaded eggs for this year's Easter Egg Hunt.
  - Bryan discussed possible sponsors for the year's event. The event will be March 12<sup>th</sup> at 9am
- ❖ **Website** – Bryan Kopp
  - Will look at updating website design
- ❖ **Social Media** – Ken Voss
  - Nextdoor is up to 305 members
- ❖ **Codes & Covenants** – Mike Morgan
  - No Report
- ❖ **Beautification** – Mike
  - Need better attachment of Christmas decorations at monuments

### **Special Committees:**

- ❖ **Entrance Monuments** – Mike Morgan

- No Report

❖ **Eagle Scout Projects** – Ken Voss

- No Report

**Resident Comments & Concerns:** Residents in attendance; Mr. and Mrs. Jimenez.

**Next Meeting:** Feb 8<sup>th</sup> 2016 6:30PM – Spencer Rd Library, 427 Spencer Rd, St. Peters, MO 63376

**Adjourned:** Ed motioned to adjourn. Tom seconded. Motion passed with unanimous approval. 7:48pm