

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

6:30 PM – Monday February 8th, 2016
Spencer Branch Library

MEETING NOTES

Call to Order: **Time:** 6:pm

Attendance:

- Present:
 - Bryan Kopp – President (arrived 7pm)
 - Mike Morgan - Vice President/Grounds & Maintenance
 - Ed Daly - Director/Treasurer
 - Tom Rickard – Director

Treasurer's Report – Ed Daly

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

Approval of Minutes:

- Approval of January's Director Meeting minutes was tabled.

President's report – Bryan Kopp

- The agenda was amended to remove the Special Committee report for Entrance Monuments and Eagle Scout Projects.
- Bryan noted that Director & Secretary Schantz has resigned from the Board. Director Schantz's efforts and contributions were noted with appreciation by all.
- Ed motioned to elect Paul Jimenez to the position of Board Director. Tom seconded. The motion was passed with unanimous approval.
- The Board agreed to advertise through Nextdoor.com for a volunteer Secretary.

Old Business:

- Mike explained that Trugreen had fulfilled their contractual obligations and made a motion to make the final payment to them. Ed seconded. The motion was passed with unanimous approval
- Mike reported the new grass cutting contractor is working to provide additionally requested paperwork to the Board.
- Mike reported that the northern side-monument at Howell Road does not appear to have a recorded easement. Efforts will be made to contact the property owner and seek an easement.

- Bryan provided commercial-grade flag pole pricing as it related to the Howell Road center monument. Discussion ensued regarding the flag pole height and potentially new two-headed light pole there.
- Bryan and Ed agreed to meet at Great Southern Bank to open the subdivision's business account on the following Saturday at 9:30am.
- Mike presented bids for the hinged door replacement at the subdivision shed. All parts and install ranged around \$600.
- Mike presented a suggestion to better secure the overhead door at a cost of approximately \$25.
- Mike presented detailed information regarding a variety of gas powered and electrical powered cart for the Board's consideration. Discussion ensued regarding long term maintenance, storage, and potential use and needs. Additional information will be provided at the next Director's meeting.
- Tom suggested added security devices at the shed once a cart is purchased.
- Bryan reported that no update had been received from the attorney working on the south side-monument at Howell Road.

New Business:

- Bryan outlined talking points from the informal budget allocation meeting.
- Life Spring Community Church located at the corner of Lake Hill and Thoele Road has offered the Board use of its facilities for future meetings, including the annual meeting. The close location and ease of accessibility may lead to increased attendance at our meetings. The Board agreed to move the next few meetings there.
- Discussion was had regarding the old Christmas sleigh in the shed. Bryan will contact Allan Briete to see if the Scouts are interested in it.

Committees:

- ❖ **Grounds, Facilities, Maintenance** – Mike Morgan
 - Mike reported that he had spent 10+ hours working to remove nuisance vegetation from the common grounds.
 - Fence repair costs are being sought for common ground fencing damaged by a falling tree.
- ❖ **Social Events** – Bryan Kopp
 - Easter Egg Hunt supplies will be ordered once the bank account is established.
- ❖ **Website** – Bryan Kopp
 - Paul Jimenez volunteered to Chair the Website Committee.
- ❖ **Social Media** – Ken Voss
 - Nextdoor is up to 324 members representing 256 properties in PCS
 - The Board discussed the purchase of signs to help advertise our Nextdoor website.
- ❖ **Codes & Covenants** – Mike Morgan
 - No Report

❖ **Beautification** – Mike

- No Report

Resident Comments & Concerns: Residents in attendance; Ken Voss, Paul Jimenez.

Next Meeting: March 7th, 2016 6:30PM – Life Spring Community Church, 1615 Thoele Road, St. Peters, MO 63376

Adjourned: Mike motioned to adjourn. Ed seconded. Motion passed with unanimous approval.