

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

6:30 PM – Monday March 7th, 2016
Life Spring Community Church

MEETING NOTES

Call to Order: **Time:** 6:39pm

Attendance:

- Present:
 - Bryan Kopp – President
 - Mike Morgan - Vice President/Grounds & Maintenance
 - Ed Daly - Director/Treasurer
 - Tom Rickard – Director
 - Paul Jimenez - Director

Treasurer's Report – Ed Daly

- Mike motioned to approve the treasurer's report. Tom seconded. The motion passed with unanimous approval.
- The delinquent dues list was discussed

Approval of Minutes:

- Ed made a motion to approve minutes from January 2016, February 2016, and amended minutes from October 2015. Tom seconded. The motion passed with unanimous approval.

President's report – Bryan Kopp

- Nextdoor.com discussions were discussed.

Old Business:

- Bryan provided an easement draft for the south side of the Howell entrance.
- The Board agreed to have Meridian Surveying survey the north monument at the Howell entrance.
- Mike provided Gator price at \$7,484. Is going to pursue insurance estimates
- Mike will obtain bids to have the shed door replaced.

New Business:

- Bryan discussed drafting a 'letter of understanding' regarding which plats have the restrictions recorded.
- Tom mentioned that someone is taping property maintenance letters to houses and signing it as the Board. Will address in newsletter.
- Tom will resign at end of meeting.
- Thanks to resident who planted flowers at Lake Weatherby.

Committees:

- ❖ **Grounds, Facilities, Maintenance** – Mike Morgan
 - Mike reported the new grass cutting contractor's insurance requirements have been met.

- ❖ **Social Events** – Bryan Kopp
 - Easter Egg Hunt specifics were discussed

- ❖ **Website** – Bryan Kopp
 - A new website format was launched

- ❖ **Social Media** – Ken Voss
 - No Report

- ❖ **Codes & Covenants** – Mike Morgan
 - Paul will research cost of having new plat maps printed and provided electronically.
 - Mike received a request to have the meeting minutes and Treasurer's provided to a resident. Paul made a motion to post this records on the subdivision website beginning with January 2015's records. Mike seconded. The motion passed with unanimous approval.

- ❖ **Beautification** – Mike
 - No Report

Special Committees:

- **Monuments** – Mike Morgan
No Report

Resident Comments & Concerns: Residents in attendance: Allan Britte.
Allan requested bags for the April 16th Clean Stream clean up conducted by the Boy Scouts.

Next Meeting: April 11th, 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. Adjourned: 8:24pm