

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

6:30 PM – Monday January 12th, 2015

MEETING NOTES

I. Call to Order: President – Ken Voss **Time:** 6:32pm

II. Attendance:

- Present:
 - President – Ken Voss
 - Vice President/Grounds & Maintenance - Mike Morgan
 - Director/Treasure - Ed Daly
 - Director/Codes & Covenants – Bob Smyth
 - Director/Secretary – Melissa Schantz

III. Approval of Minutes:

- Approval of December 2014 minutes as amended - MOTION by Bob Smyth, second by Mike Morgan – unanimous approval.

IV. President’s report – Bryan Kopp

- Received call regarding dead tree behind 121 Park Charles S. Hansen will be out on the 19th to remove. Weather permitting.
- Received several complaints regarding Santa’s route missing a lot of streets. Will need to do a new map for 2015. Ed will get with the Fire Dept. and see the best areas they can fit.

V. Treasurer’s Report – Ed Daly

- December beginning balance: \$31,803.45
- December income: \$10,161.97
- December expenses: \$12,724.81
- December ending balance: \$29,240.61
- Reserve fund: \$20,150.60
- Delinquent accounts: 88 base = \$21,564.22 total(fees+other) = \$40,319.38
- Approval of treasure’s report – MOTION by Mike Morgan, second by Bob Smyth – unanimous approval.

VI. Old Business:

- MOTION by Melissa Schantz to accept bid by Daly and Moss LLC to power wash and stain 3 benches total cost \$125.00, second by Mike Morgan - unanimous approval.
- Lake Pershing dam inspection has been completed. Everything looks good and emergency plan/ paperwork to be stored in cabinet in shed. Forms to remain in Bob Smyth’s name.
- MOTION by Ed Daly to put on hold opening a US Bank account until further notice, second by Mike Morgan – unanimous approval.

- MOTION by Mike Morgan to approve reducing assessment fee to \$100.00 per year for resident at 200 Park Charles S. pending Ed's verification that city and village show property as been rezoned to residential, second by Bob Smyth – unanimous approval.
- Bob will be in charge of arranging a special meeting with the board to discuss delinquent accounts.
- Rock fill and mulch projects have been completed.

VII. New Business:

- Agreed to report at next year's annual meeting, delinquent accounts – base amount owed and total amount including fees and other.
- Ed received a bill for liability insurance for 2015. Total \$1347.00.
- Melissa will look into sending a letter to the county requesting the "No Parking" sign in front of Lake Pershing be removed.
- Ken will be in charge of arranging a special meeting with the board to discuss common ground maintenance.

VIII. Committee Reports:

- Grounds, Facilities, Maintenance** – Mike Morgan
 - Nothing to report
- Social Events** – Bryan Kopp
 - Ken will email dates for 2015 events.
- Website & Social Media** – Ken Voss
 - Website updated
 - Challenge all board members to invite 5 people each month to Nextdoor.
- Codes & Covenants** – Bob Smyth
 - Resident request to have chickens. Informed resident that the county and PCS bylaws does not allow.
- Beautification** – Melissa Schantz
 - Will get together with volunteers and create 2015 projection. Yard of the month, Christmas decorations, etc.

IX. Special Committees:

- Entrance Monuments** – Mike Morgan
 - Mike will look into electric receptacles at St. Peters Howell.
- Eagle Scout Projects** – Ken Voss
 - Nothing to report

X. Resident Comments & Concerns:

XI. Next Meeting: February 9th, 2015 6:30PM – Spencer Rd Library, 427 Spencer Rd, St. Peters, MO 63376

XII. Adjourned: MOTION by Ed Daly, second by Bob Smyth, 8:42pm - unanimous approval.