

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

6:30 PM – Monday February 9th, 2015

## MEETING NOTES

**Call to Order:** President – Ken Voss      **Time:** 6:31pm

### Attendance:

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

### Approval of Minutes:

- Approval of January 2015 minutes, MOTION by Ed Daly, second by Mike Morgan – unanimous approval.
- Approval of special meeting minutes, MOTION by Melissa Schantz, second by Ed Daly – unanimous approval.

### President's report – Ken Voss

- True Green contract finalized and renewed for 1 year ending 12/31/15.
- Ken received an email from neighboring subdivision with concerns of their builder not turning over the account for the HOA to take over.

### Treasurer's Report – Ed Daly

- January beginning balance:      \$29,240.61
- January income:                      \$26,963.34
- January expenses:                    \$6,056.62
- January ending balance:            \$50,147.33
- Reserve fund:                         \$20,150.60
- Delinquent accounts: 77 base = \$20,293.33 total(fees+other) = \$38,636.31
- Approval of treasure's report – MOTION by Mike Morgan, second by Melissa Schantz – unanimous approval.

### Old Business:

- After further review of request by resident to have chickens as pets, was determined that the county and zone resident lives in does allow.
- Melissa contacted the county re: removal of "NO PARKING" sign near Lake Pershing entrance. A petition would need to be written with 15 resident signatures living in the vicinity then go through 3 different approval processes from the county. Board will discuss an alternative to parking at later meeting.
- Mike still working on having a company scope common ground.

- Lighting/electric near St. Peters Howell entrance: \$5300 bid from Reinhold to have electric run from 1 monument across to other monument. One of the monuments on residential property. Ken will talk with resident to have an easement done. Suggestion for survey to be done, possibly re-zone resident property to exclude where monument sits. Mike will also look into higher illumination for lights.
- Both Ed and Mike have informed resident off Park Charles South who's concerned with erosion in back yard that backs into creek that we cannot give permission to add large rock to stop erosion.

#### **New Business:**

- Calendar of events posted to website.
- Ken will add to the website a summary of meeting minutes.
- MOTION by Ed Daly to permit board members to obtain funds prior to projects/tasks that are approved at meeting to eliminate board members own out of pocket expense. Receipts and extra funds will be returned to treasurer, second by Mike Morgan – unanimous approval.
- Board will look into ordering new signs for yearly events.
- Complaint by resident of street light out. All street lights (except for monument lighting) are Ameren UE's responsibility.

#### **Committee Reports:**

- ❖ **Grounds, Facilities, Maintenance** – Mike Morgan
  - Mike cut trees out of bushes around shed. Cleaned up around Lake Pershing entrance.
  - Updated list of overhead lights.
- ❖ **Social Events** – Bryan Kopp
  - Easter next event.
- ❖ **Website & Social Media** – Ken Voss
  - Website updated
  - Challenge all board members to invite 5 people each month to Nextdoor.
- ❖ **Codes & Covenants** – Bob Smyth
  - none
- ❖ **Beautification** – Melissa Schantz
  - Will get together with volunteers and create 2015 projection. Yard of the month, Christmas decorations, etc. Will look into getting together with an arborist for tree ideas throughout subdivision.

#### **Special Committees:**

- ❖ **Entrance Monuments** – Mike Morgan
  - Mike will look into electric receptacles at St. Peters Howell.
- ❖ **Eagle Scout Projects** – Ken Voss
  - none

#### **Resident Comments & Concerns:**

**Next Meeting:** March 9<sup>th</sup>, 2015 6:30PM – Spencer Rd Library, 427 Spencer Rd, St. Peters, MO 63376  
**Adjourned:** MOTION by Ed Daly, second by Mike Morgan, 8:16pm - unanimous approval.