

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

6:30 PM – Monday March 9th, 2015

MEETING NOTES

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

Attendance:

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

Approval of Minutes:

- Approval of February 2015 minutes as amended, MOTION by Mike Morgan, second by Ed Daly – unanimous approval.

President's report – Ken Voss

- Ken followed up with neighboring subdivision concerned with builder not turning the subdivision over to the homeowners, advised to them pursue looking at county documents that were filed for the subdivision.
- Received calls from residents regarding; new resident-trash service to use, property boundaries and how to get access to one of the lakes, and request for adding to an existing fence. Ed Daly has fence request and will handle.
- Confirmed street light out on Park Charles South near condos is Ameren UE responsibility.

Treasurer's Report – Ed Daly

- February beginning balance: \$50,147.33
- February income: \$22,836.77
- February expenses: \$8,233.35
- February ending balance: \$64,750.75
- Reserve fund: \$20,154.80
- Delinquent accounts: 435 base = \$41,160.84 total(fees+other) = \$59,255.50
- Taxes for 2014 completed.
- Will further look into if there are fees added if you make the 2nd \$50.00 assessment fee in Sept.
- Approval of treasure's report – MOTION by Mike Morgan, second by Ken Voss – unanimous approval.

Old Business:

- Mike will contact Tharp to come out and do scope in common ground near Atwater for \$100.00. MOTION to pay Tharp \$100.00 if they come out and scope common ground by Ken Voss, second by Ed Daly – unanimous approval.
- Tree removal company Mike has been in touch with states they now have all the proper liability coverage. Mike will confirm so that they can be used for future tree removal jobs.

New Business:

- Send all lawn service bid contacts to Melissa along with all other companies used by HOA to create list.
- Resident contacted Ken regarding vehicle driving through lawns. Advised to post a message on Nextdoor.
- 2 new residents have moved into PCS subdivision.

Committee Reports:

- ❖ **Grounds, Facilities, Maintenance** – Mike Morgan
 - None
- ❖ **Social Events** – Bryan Kopp
 - Bryan is getting everything together for the Easter Egg hunt 03/21/15.
- ❖ **Website & Social Media** – Ken Voss
 - None
- ❖ **Codes & Covenants** – Bob Smyth
 - Follow up on fence request
- ❖ **Beautification** – Melissa Schantz
 - None

Special Committees:

- ❖ **Entrance Monuments** – Mike Morgan
 - None
- ❖ **Eagle Scout Projects** – Ken Voss
 - None

Resident Comments & Concerns: None in attendance

Next Meeting: April 13th, 2015 6:30PM – Spencer Rd Library, 427 Spencer Rd, St. Peters, MO 63376

Adjourned: MOTION by Melissa Schantz, second by Ed Daly, 8:00pm - unanimous approval.