

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

6:30 PM – Monday April 13th, 2015

## AMENDED MEETING NOTES

**Call to Order:** President – Ken Voss                      **Time:** 6:58pm

### Attendance:

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

### Approval of Minutes:

- Approval of March 2015 minutes as amended, MOTION by Mike Morgan, second by Bob Smyth – unanimous approval.

### President's report – Ken Voss

- Some changes to calendar of events
- Garage sale coming up. Signs to be posted. Posted on Nextdoor.

### Treasurer's Report – Ed Daly

- March beginning balance:                      \$64,750.75
- March income:                                      \$17,428.57
- March expenses:                                      \$8,158.45
- March ending balance:                              \$74,020.87
- Reserve fund:                                      \$20,163.20
- Delinquent accounts: 198 base = \$28,466.51 total (fees+other) = \$46,296.93
- Approval of treasure's report – MOTION by Mike Morgan, second by Ken Voss – unanimous approval.
- Approval of treasurer's report - MOTION by Melissa Schantz, second by Bob Smyth – unanimous approval.

### Old Business:

- None at this time

### New Business:

- Bob will contact C & V to see if they can be present at next month's meeting or a separate meeting to discuss delinquent account process and our contract with them in detail.
- Lake Pershing spillway fencing and posts needs to be looked at and possibly replaced or repaired. – Mike will seek bids.

- Complaint of trees being planted in common ground. Mike will advise that the HOA is not planting trees in common ground.
- Boy Scout Troop 30 cleaned up creek in common ground up to the apartments. Working on another date to continue clean up further down behind apartments up to condos. HOA to consider a donation to Troop 30 as a thank you for all their help.
- Ken received complaint by resident at #14 Lakemont with concerns of debris in backyard near creek diverting rain water into her property and washing away her backyard. She is waiting for the county to contact her back.
- Ken received an email from resident who is overdue on his assessment requesting a discount on additional fees and interest accrued. MOTION by Melissa Schantz that we do not make any adjustments to interest or penalties as requested by resident at #5 Baywood at this time, second by Bob Smyth – unanimous approval.
- Ken has been in contact with Jim at Leisure Pond regarding last report showing Lake Whetherbe erosion getting worse around bank and boulders. Needs to back filled and planted. To be further discussed.
- Melissa will look into having the green boxes covering water piping painted.

#### **Committee Reports:**

- ❖ **Grounds, Facilities, Maintenance** – Mike Morgan
  - None
- ❖ **Social Events** – Bryan Kopp
  - Easter Egg Hunt was a great success. Garage sale next event.
- ❖ **Website & Social Media** – Ken Voss
  - None
- ❖ **Codes & Covenants** – Bob Smyth
  - Approval of fence request.
- ❖ **Beautification** – Melissa Schantz
  - None

#### **Special Committees:**

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

**Resident Comments & Concerns:** Allan Breite in attendance.

**Next Meeting:** May 11<sup>th</sup>, 2015 6:30PM – Spencer Rd Library, 427 Spencer Rd, St. Peters, MO 63376

**Adjourned:** MOTION by Ed Daly, second by Bob Smyth, 8:17pm - unanimous approval.