

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

6:30 PM – Monday July 13th, 2015

AMENDED MEETING NOTES

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

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 June 2015 minutes, MOTION by Ken Voss, second by Mike Morgan – unanimous approval.

President's report – Ken Voss

- Several complaints regarding resident on Atwater who refuses to take down scaffolding and ladders in yard. Ken contacted neighborhood preservation with no luck. Will contact resident directly.
- Report on Nextdoor that the Lake Pershing drain pipe is clogged.
- Downed trees throughout subdivision – Ken contacted the St. Charles Emergency Management Dept. regarding help with debris and tree removal throughout the neighborhood due to recent storms. They will look into getting volunteers and provided a list of resident homes they would address.
- A Boy Scout from troop 35 asked if we have any projects he can do for his Eagle Scout project. Possible project – Flag pole near St. Peters Howell.
- Ken responded to resident requesting a neighborhood block party. PCS HOA does not have the funds to contribute to the party.

Treasurer's Report – Ed Daly

- June beginning balance: \$63,948.57
- June income: \$794.23
- June expenses: \$12,053.87
- June ending balance: \$52,688.93
- Reserve fund: \$20,175.80
- Delinquent accounts: 145 base = \$24,617.57 total (fees+other) = \$42,566.87
- Additional payment to True Green includes January missed payment.
- Approval of treasure's report – MOTION by Bob Smyth, second by Mike Morgan – unanimous approval.

Old Business:

- Final bill for fence repair made by Fence & Deck Depot = \$940.00. Funds approved at May meeting.
- Contract written for Hansen Tree Service to complete work throughout subdivision. Work to begin as weather permitted.
- Mike will get in contact with True Green to determine if they are supposed to work on entrance monuments.
- Scoping at Atwater common ground still needs to be looked into.
- Melissa will look into a policy for handling delinquent accounts.

New Business:

- Bob Smyth will be stepping down as a director and no longer on the board.
- Lake Pershing fencing near the top of the spillway needs to be looked at and possibly replaced or repaired. – Mike will talk to Fence & Deck Depot for a bid.
- Ed has submitted the paperwork for our annual review to Devereux & Company.
- Resident who owns the property our entrance monument is located on near St. Peters Howell is willing to give the HOA rights to such property. Ken and Mike will look into what needs to be legally written up.
- Ken will advertise an open spot on the board.

Committees:

- ❖ **Grounds, Facilities, Maintenance** – Mike Morgan
 - None
- ❖ **Social Events** – Bryan Kopp
 - none.
- ❖ **Website & Social Media** – Ken Voss
 - None
- ❖ **Codes & Covenants** – Bob Smyth
 - 405 Park Charles South now has all paperwork approved for in-ground pool.
- ❖ **Beautification** – Melissa Schantz
 - New signs need to be purchased and some existing signs will be repaired.

Special Committees:

- ❖ **Entrance Monuments** – Mike Morgan
 - Tuck point and landscaping works needs to be done to all monuments. Will look into adding to 2016 budgets.
- ❖ **Eagle Scout Projects** – Ken Voss
 - None

Resident Comments & Concerns: Allan Breite, Dave Denton, and Tom Richard in attendance. Tom Richard has informed the HOA he has planted 6 fruit trees in common ground behind his house asking if this is permitted or needs to be removed. Ken and Mike will look at property and determine if we need to approve, disapprove, or wait until there is a formal complaint.

Next Meeting: Aug. 10th, 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.