

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

6:30 PM – Monday September 15, 2015

MEETING NOTES

Call to Order: President – Ken Voss **Time:** 6:33pm

Attendance:

- Present:
 - Ken Voss - President
 - Mike Morgan - Vice President/Grounds & Maintenance/Codes & Covenants
 - Ed Daly - Director/Treasurer
 - Melissa Schantz – Director/Secretary
 - Tom Rickard - Director

Approval of Minutes:

- Approval of August 2015 minutes, MOTION by Mike Morgan, second by Tom Rickard – unanimous approval.
- Approval of August Special Meeting minutes, MOTION by Mike Morgan, second by Ed Daly – unanimous approval.

President's report – Ken Voss

- All lawn contract bid proposals mailed to those interesting in bidding.
- Ken will work on amending Allan Breite's response to insurance questions regarding lawn bid proposal. Directors please respond once Ken sends out in email.
- Put subdivision yard sale signs out.

Treasurer's Report – Ed Daly

- Aug. beginning balance: \$47,259.51
- Aug. income: \$6,847.37
- Aug. expenses: \$8,676.21
- Aug. ending balance: \$45,430.67
- Reserve fund: \$20,184.20
- Delinquent accounts: 348 base = \$ total (fees+other) = \$59,087.25
- Signature approval received for cost of bid mailings and maps of subdivision. Total cost \$30.30.
- MOTION to accept treasurer's report by Mike Morgan, second by Tom Rickard – unanimous approval.

Old Business:

- Daly & Moss has completed work on benches and shed.
- Tree removal bid for 135 Park Charles South Blvd bid is for \$1650.00. MOTION to accept bid by Ken Voss, second by Ed Daly – unanimous approval.

- Tom will look into the legalities of taking ownership of easement near St. Peters Howell.

New Business:

- Ed and Mike will work on a budget draft for the annual budget meeting.
- City & Village sent list request of officers of home owners association.
- Ed will look into getting a track phone for the HOA to be used and cancel current coverage.
- Letter from resident at 14 Lakemont Dr questioning why common ground behind her house is not cut, would like detailed financial statements, and requesting all meeting minutes. Mike and Ed have tried to contact resident at home and have not reached her. They will try to contact her again in person to address all issues in her letter.
- Ed will work on a projection report to see if we can add \$10,000 into reserve account.
- Board will get together Oct. 19th to open all lawn care bids received.

Committees:

- ❖ **Grounds, Facilities, Maintenance** – Mike Morgan
 - None
- ❖ **Social Events** – Ken Voss
 - none
- ❖ **Website & Social Media** – Ken Voss
 - None
- ❖ **Codes & Covenants** – Mike Morgan
 - None
- ❖ **Beautification** – Melissa Schantz
 - None

Special Committees:

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

Resident Comments & Concerns: None

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

Adjourned: MOTION by Ken Voss, second by Mike Morgan, 8:12pm - unanimous approval.