

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

6:30 PM – Monday May 11, 2015

MEETING NOTES

Call to Order: President – Ken Voss **Time:** 6:30pm

Attendance:

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

Approval of Minutes:

- Approval of April 2015 minutes, MOTION by Bob Smyth, second by– Ed Daly unanimous approval.

President's report – Ken Voss

- Received a number of phone calls
 - i. Dog being staked to long leash behind 16 Willow Glen – Ken and Mike both have seen it – owner is going to go through their association to address
 - ii. Ryan Sweeney asking about fence/pool rules – given to Bob
 - iii. Duane Glen – asking about sewer lateral and if HOA covered that – No
- Poor turnout for garage sales this time around

Treasurer's Report – Ed Daly

- March beginning balance: \$74,020.87
- March income: \$3,316.39
- March expenses: \$7,843.21
- March ending balance: \$69,494.05
- Reserve fund: \$20,167.40
- Delinquent accounts: ? base = \$? total (fees+other) = \$?
- Approval of treasure's report – MOTION by Mike Morgan, second by Ken Voss – unanimous approval.

Old Business:

- C & V was present to discuss delinquent account process and our contract with them in detail. Ken has copy of new contract. Needs to be routed and approved before signature by Directors
- Complaint of trees being planted in common ground. Mike will advise that the HOA is not planting trees in common ground. HOA will do nothing unless homeowners complain or there is a problem with tree location.
- Melissa will look into having the green boxes covering water piping painted.

- Lake Pershing spillway fencing and posts have been contracted out for replacement. \$1,275 Motion by Ed Daly, second by Bob Smyth – Unanimous approval

New Business:

- Boy Scout Troops 30 and 35 and Packs 936 and 627 with help from MO Stream Team 5118 cleaned up lakes in common ground. Photos and thanks on website.
- Ken has been in contact with Jim at Leisure Pond regarding last report showing Lake Whetherby erosion getting worse around bank and boulders. Needs to back filled and planted. Ken has received 2 bids from \$2,200 to \$3,300 for work. Mike is going to follow up since he is familiar with this project.
- Melissa requested up to \$100 for flag purchases to decorate entrances for Memorial Day, Independence Day, Etc MOTION by Mike Morgan, second by Bob Smyth – Unanimous approval

Committee Reports:

- ❖ **Grounds, Facilities, Maintenance** – Mike Morgan
 - Mike is working with True Green to understand chemical applications, etc
 - Picked up brush piles by shed and weed whacked
- ❖ **Social Events** – Bryan Kopp
 - None
- ❖ **Website & Social Media** – Ken Voss
 - None
- ❖ **Codes & Covenants** – Bob Smyth
 - Above ground pool – Ryan Sweeney – owner not ready to do work
 - Property at 1003 PCS – Eric Leach Fence Extension approved
 - Pershing Lake Drive – Russ & Kelly Hunt – want to build 3rd garage, Bob has asked them to provide county permit
 - Jack Daniel – wants in ground pool – Bob provided letter to County so they could move forward with County approval then come back to board
- ❖ **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: June 8, 2015 6:30PM – Spencer Rd Library, 427 Spencer Rd, St. Peters, MO 63376

Adjourned: MOTION by Mike Morgan, second by Ed Daly, 8:30pm - unanimous approval.