



PCS HOA Board Meeting

Minutes (10-10-16)

Meeting Start – 6:30pm

Board Attendees –

- Bryan Kopp (President)
- Mike Morgan (VP/Grounds & Maintenance, Codes & Covenants)
- Paul Jimenez (Director/Website)
- Rick Bierwagen (Director/Secretary)

Excused Absence –

- Dan Bisher (Director/Treasurer)

Guest Attendees –

- None

Topics Discussed

Treasurer's Report -

- No report this month. Financial report will be presented at next Board Meeting in November.
- The 2017 PCS HOA Budget will be reviewed and finalized at the November 14th Meeting.

Secretary's Report –

- Minutes for the September 12th Board Meeting are under review and will be presented at next Board Meeting in November.
- The 2015 and 2016 Board Meeting Minutes are now available on the PCS HOA Website.

President's Report -

- The password protection has been removed from PCS HOA Website to allow all residents to see current and past Board Meeting Minutes.
- Next subdivision event (Santa Visit) is in the planning stage. The event is scheduled to occur on Sunday, December 18th, at 5pm.
- The HOA has been invited to participate in the Fall Festival held by Life Springs Community Church, which will be held on October 29th from 1-4pm. Board representation has been requested.

Grounds & Maintenance Report –

- The lowest bid to repair the monument at Park Charles Blvd/Howell Road is \$13,254. Another higher bid was also received. Both bids have been sent to State Farm Insurance to resolve and a response is expected soon.
- Mike Morgan reported that all repairs and upgrades to the PCS HOA Shed have been completed. The final invoices for materials were approved and will be submitted for payment.

- The Pershing Lake inspection is being scheduled. Mike Morgan was presented with the paperwork to begin the scheduling process.
- The three signs that identify each lake are being removed, refinished and reinstalled.
- Tree trimming on several medians was approved at the cost of \$600.
- The request to build a shed at 420 Park Charles South was approved.
- Three potential safety issues were prioritized, discussed, and repair was deemed to be required.
 1. The drain pipe and associated structure at Atwater and Newberry (Easter Egg Hunt area) need to be replaced due to corrosion of the iron pipes and associated joints. This is causing the ground surface to collapse. Three comparable bids ranging from \$39,800 - \$48,000 were received. The bid from Parisi Contracting LLC was approved in the amount of \$39,800. An additional \$3,000 was also approved to fix the catch basin.
 2. Washout area on Lake Superior. A preliminary estimate for budgeting purposes was \$5,000. Bids will be requested.
 3. Washout area on Pershing Lake. A preliminary estimate for budgeting purposes was \$5,000. Bids will be requested.

Web Site Maintenance Report –

- A new telephone service is being reviewed.

Meeting Ended – 7:15pm.