



PCS HOA Board Meeting

Minutes (11-14-16)

Meeting Start – 6:33pm

Board Attendees –

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

Guest Attendees –

- None

Topics Discussed

Treasurer's Report -

- September and October financial reports approved.
- September Financial Report –
 - Primary Account -

Beginning Balance 9.1.16	\$ 57,393.09
Receipts	\$ 5,596.05
Disbursements	<u>\$ 6,423.12</u>
Ending Balance	\$ 56,566.02
 - Reserve Account –

Beginning Balance 9.1.16	\$ 30,255.58
Interest	<u>\$ 6.30</u>
Ending Balance	\$ 30,261.88
 - Bank Account –

Beginning Balance 9.1.16	\$ 1,315.25
Deposit	\$ 0.00
Withdrawal	<u>\$ 175.78</u>
Ending Balance	\$ 1,139.47
 - Total Balance 9.1.16 \$ 87,967.37
- October Financial Report –
 - Primary Account -

Beginning Balance 10.1.16	\$ 56,566.02
Receipts	\$ 3,822.93
Disbursements	<u>\$ 7,797.66</u>
Ending Balance	\$ 52,591.29
 - Reserve Account –

Beginning Balance 10.1.16	\$ 30,261.88
Interest	<u>\$ 6.30</u>
Ending Balance	\$ 30,268.18

➤ Bank Account –	
Beginning Balance 10.1.16	\$ 1,139.47
Deposit	\$ 0.00
Withdrawal	<u>\$ 30.37</u>
Ending Balance	\$ 1,109.10
➤ Total Balance 10.1.16	\$ 83,968.57

- The 2017 PCS HOA Budget was reviewed and finalized. The 2017 budget is \$127,555 compared to the 2016 budget of \$127,089.
- The Great Southern Bank Debit Card use will no longer require approval of all Board Members provided the expenditure does not exceed the budgeted amount.
- The past due assessments of those accounts that have already had a court judgement need to be pursued more aggressively. A discussion to develop a plan will be scheduled for next year.

Secretary's Report –

- The Minutes for the September 12th and October 10th Board Meetings were approved.
- All the 2015 and 2016 Board Meeting Minutes thru July are now available on the PCS HOA Website.

President's Report -

- Due to very limited use, the PCS/HOA telephone line will be eliminated. The number will be removed from the PCS/HOA website.
- The next Subdivision event (Santa Visit) planning has been finalized. The event is scheduled to occur on Sunday, December 18th, at 5pm.
 - The route will remain the same as last year. However, it will start at the Life Spring Community Church.
 - Santa needs to meet at Firehouse on Willott Road at 4:30pm.
 - Christmas decorations will be purchased via the Beautification Account.
 - The estimated cost will be \$300 -- candy canes (\$100), Santa (\$100) and Fire Department (\$100).
- Very limited participation for the Fall Festival which was held by Life Springs Community Church on October 29th from 1-4pm.

Grounds & Maintenance Report –

- A fence installation request was approved at 19 Atwood. The fence has been installed.
- A shed request was approved at 420 Park Charles South. The shed is now in place
- The Pershing Lake inspection was completed and a new 2-year permit was approved by the State of Missouri Department of Natural Resources. Three minor items needing attention --
 - Monitor the wet areas along the toe of the dam.
 - Remove the debris from the principle spillway inlet.
 - Repair the damage to the grouted riprap by placing riprap in the hole and slush grouting the voids around the new rock.
- Putnam mowing services will be reminded to empty the trash barrels located on the common grounds more frequently.
- The reported algae issue on Pershing Lake has cleared up with the recent heavy rains.
- The dead tree at 58 Park Charles North has been approved for removal. The estimated cost is \$250.
- The drain pipe and associated structure at Atwater and Newberry (Easter Egg Hunt area) needing to be replaced due to corrosion of the iron pipes and associated joints have been repaired. The original bid from Parisi Contracting LLC was approved in the amount of \$39,800 on October 10th. An additional \$3,000 was also approved to fix the catch basin by the PCS Board on

that same date. Once work began, additional concrete removal and needed sidewalk repair were discovered. The Board approved an additional amount of \$6,300 to address these two new issues bringing the total for the project to \$49,100. All work has been successfully completed.

Web Site Maintenance Report –

- The Board Meeting Minutes since July 2016 will be uploaded to the PCS/HOA website.

Meeting Ended – 7:50pm.

Next Meeting – Monday, December 5th.