



PCS HOA Board Meeting

Minutes (12-5-16)

Meeting Start – 6:31pm

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 –

- Ken Voss

Topics Discussed

Treasurer's Report -

- Report was presented by Dan Bisher and was approved unanimously by the Board.
- Financial Report –
 - Primary Account -

Beginning Balance 11.1.16	\$ 52,591.29
Receipts	\$ 20,939.76
Disbursements	<u>\$ 55,273.72</u>
Ending Balance	\$ 18,257.33
 - Reserve Account –

Beginning Balance 11.1.16	\$ 30,268.18
Disbursement	\$ 20,000.00
Interest	<u>\$ 2.14</u>
Ending Balance	\$ 10,270.32
 - Bank Account –

Beginning Balance 11.1.16	\$ 1,366.47
Deposit	\$ 0.00
Withdrawal	<u>\$ 82.03</u>
Ending Balance	\$ 1,027.07
 - Total Balance 11.30.16 \$ 29,554.72
- The 2016 and 2017 Budget Tracking Reports will be revised to include actual and expected income.
- The actual number of homes in the subdivision is 1,087. This number will be used as the basis to determine estimated annual assessment income.
- The 2017 Budget was reviewed and final approval obtained.

Secretary's Report –

- The minutes for the November 14th Board Meeting were approved.
- All 2015 and 2016 Board Meeting Minutes to date are now available on the PCS HOA Website. This will be a continuing standard process.
- The November approved minutes will be added to the PCS-HOA website.

President's Report -

- The Santa Visit planning is completed. It is scheduled for Saturday, December 18th, at 5pm. The parade route will be the same as last year and will be added to the PCS-HOA website. Signs announcing the event will be placed throughout the subdivision by December 11th.
- A check in the amount of \$100 will be presented to Backstoppers in the name of St. Charles Fire & Rescue.
- The PCS-HOA Annual Meeting will be held on Monday, December 12th. It is estimated 30-40 residents will be in attendance. Dan Bishir will present the 2016/2017 budget info; Paul Jimenez will present statistics on the subdivision, ie., number of families; Mike Morgan will discuss the recent subdivision improvements; Rick Bierwagen will take minutes of the proceedings and Bryan Kopp will lead the meeting.

Grounds & Maintenance Report –

- All required maintenance on the GATOR has been completed.
- The Common Ground Maintenance Contract with Putnam has been renewed for 2017. The approved bid was \$45,000.
- All repairs to the area called the Easter Hunt area have been completed.
- A correction was made to the November Board Minutes due to an incorrect address for removal of a tree. The correct address is 53 Park Charles North, not 58 Park Charles North. The Board approved the \$250 bid from Putnam.
- St. Charles Code Enforcement has requested an update on the repair of the monument that was damaged by an out-of-control vehicle. Repairs are awaiting resolution with the insurance carrier of the driver. In the meantime, it was decided that the Board will contact the PCS-HOA insurance carrier to get their assistance. Four firms were sent a request for repair bids. Two responded. One company quoted \$40,000, the other \$14,000. The \$14,000 bid was submitted to the driver's insurance company.
- The Board has requested a bid from Putnam to repair the concrete spillway at Pershing Lake as was noted in the State of Missouri Department of Natural Resources report.
- Putnam has agreed to maintain the trash cans around the lakes year round.
- Complaint letter received from Mr. John Nohava regarding fences over 48' tall, parking of trailers, grass cutting, noise, leaves and grass being dumped in street and sewers. Bryan Kopp will contact him to address.

Web Site Maintenance Report –

- Dates for all of next year's meetings and events will be added to the PCS-HOA website.
- A current photo gallery of all past events, ie., Fishing Derby, will be added to the PCS-HOA website.
- Updates to events will be provided on a more timely basis.

Meeting Ended – 7:31pm.

The January 2017 Board Meeting will be held at the Life Springs Community Church. The date TBD.