



PCS HOA Annual Meeting

Minutes (12.12-16)

Meeting Start – 7:01pm

Meeting End – 8:20pm

Board Member Attendees –

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

Resident Attendees (26) –

- Johnny Griffin - 29A Park Charles Blvd. South
- Joe Brown – 212 Park Charles Blvd. North
- Brian & Leasa Mayfield – 424 Park Charles Blvd. South
- Mary Dieckmann – 8 Willow Glen Drive
- Pat Walsh – 6 Willow Glen Drive
- Randy & Jeanne Ezell – 234 Park Charles Blvd. North
- Susan Nagle – 83 Atwater
- Roger & Jayne Ford – 16 Weatherby
- Roger & Connie Tucker – 4 Park Charles Blvd. North
- Richard Brewer – 636 Watkins Glen Drive
- Pat Brewer – 636 Watkins Glen Drive
- Carolyn Gholston – 12 Lake Side Court
- Tony Wiggins – 31 Lake Hill Drive
- Madeline Moore – 31 Lake Hill Drive
- Chris Romer – 435 Park Charles Blvd. South
- Tom & Joan McCoy – 418 Park Charles Blvd. North
- Darrin Zeisler – 13 Atwood Drive
- Dennis & Linda Chier – 8 Atwater
- Rita Ruden – 22 Glenwood Lane
- Ken Voss – no address provided

Topics Discussed

- 2016 & 2017 Budget Review.
- Largest expenditures in 2016 were the purchase of the John Deere Gator (\$8,000) and repair and replacement of the Common Ground pipe (\$49,100)
- Remaining 2016 bank balance is \$29,554.72.
- No assessment increase is planned in 2017.
- The contract for next year's Common Ground grass cutting was awarded at a bid of \$45,000. The Common Ground area encompasses over 103 acres.
- Due to very limited calls to the PCS-HOA telephone number, it was disconnected and all residents are requested to use the PCS-HOA website to contact Board Members.
- The number of hits on the PCS-HOA website in 2016 was over 5,000.
- Over 300 residents (30%) are enrolled on the website NextDoor. The outstanding effort provided by Ken Voss in the setup and maintenance of this site was acknowledged.
- There are 1,086 homes in the Park Charles South subdivision.
- Next Newsletter will be distributed in January with all key 2017 event dates.
- Recommendation made by resident is to mail Newsletter with Assessment Bills in January to limit postage expense.
- Resident suggestion was to include the PCS-HOA website URL on the monument signs.
- Several residents have expressed an interest in joining the PCS-HOA Beautification Committee. Mike Morgan and Bryan Kopp will be contacting them.
- Bryan Kopp and Mike Morgan were acknowledged for all of their great work and dedication on the PCS-HOA Board.
- Major concerns expressed –
 - The poor appearance of the damaged monument at Howell Road. The responsible party was identified and the Board is working with his insurance company for final resolution. Repairs are expected to be completed in the Spring. Once this is completed, new landscaping, flag pole and new lights will be installed. Next year's budget includes this effort.
 - Condition of some of the trees in the medians. Mike Morgan will investigate.
 - Desire of the residents to plant new trees throughout the common area and medians. New trees are not in the 2017 budget.
 - Mike Morgan will contact the residents at 6 & 8 Willow Glen to investigate a potential need for a clean-up of the common area behind their homes.
 - The subdivision has 7 plats that have differing rules and regulations making it hard to enforce some of them. This was raised due to the concern of numerous boats and trailers being parked in some yards. St. Charles County has the responsibility and enforcement power and they need to be contacted for any potential violations.