



PCS HOA Board Meeting

Minutes (3-20-17)

Meeting Start – 6:37pm

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 Resident Attendees –

- Ed Daly & Mrs. Jimenez

Topics Discussed

Treasurer's Report –

- Financial Report for January and February will be presented by Dan Bishir at April Meeting.
- The 2017 Assessment invoices were mailed on March 7th. The first payment is due on April 1st. If needed, the second payment is due September 1st.
- The Reserve Account has a balance of \$10,276.74.
- The invoice for the repair of the Park Charles/St. Peters Howell Road monument (\$13,254) has been paid.
- A \$50 donation from the Knights of Columbus Post 9625 for the Easter Egg Hunt has been received.
- To provide a more focused process to resolve the growing PCS-HOA Assessment delinquencies, one new Board position and a new role of an existing Board member were approved. Ed Daly will serve as Delinquent Account Supervisor reporting to Dan Bisher (Committee Chair – Delinquent Accounts). This should allow Ed Daly to get full reporting rights at the City & Village Office. Bryan Kopp will verify with City & Village.

Secretary's Report –

- The minutes from the February 6th Board Meeting were approved. These Minutes will now be added to the PCS-HOA website.
- Adjustments to the 2017 Budget were approved and are being made to the Budget Tracking Report –
 - ❖ Events budget of \$1,850.
 - ❖ Website budget of \$250.
 - ❖ \$500 from the Tree Removal budget.
 - ❖ The total amount transferred is \$2,600.
- Per Bryan Kopp's request, all future meeting agendas will be prepared by Rick Bierwagen. A revised format will be sent out for approval.

President's Report –

- D&O Insurance may increase after July. The issue was raised during the annual CPA audit. Currently, Weiss is broker and the policy is held by WestBend. Decision made to contact other companies to get quotes.
- The purchase of new signs for the Garage Sales, Easter Egg Hunt, Fishing Event and Christmas Parade was approved.
- The Easter Egg Hunt has been moved from April 1st to Saturday April 8th. The same vendor with the pre-loaded eggs will be used again. Board Members need to meet at 8:00am.
- Boy Scout Troop 35 (J&A) has requested the approval to develop an improvement project as part of the Eagle Scout program. One suggestion was to create a gravel pathway around Lake Superior. They plan to attend a future meeting to present their plan. The Board will also discuss with them the option to create a small bridge across a creek on Lake Superior.
- Several reports from residents of vehicles speeding through the subdivision and running stop signs. Bryan Kopp has contacted the St. Charles Sheriff Department, and they are increasing patrols and their focus in the subdivision.
- A property on Lake Charles has gone into foreclosure and has accumulated nearly \$1,800 in past due PCS-HOA Assessments. Actions that can be taken are being researched by the Board.
- A note was made to contact City & Village each November to approve the mailing of the following year's assessment notices.

Grounds & Maintenance Report –

- The building of a deck and sun room at 36 Park Charles North was approved.
- The request to add Mike Morgan to the Great Southern Bank Account was approved.
- Up to \$500 was approved to purchase a replacement for the subdivision's aging chain saw. The funds were taken from the Tree Removal Budget and added to the Great Southern Bank Debit Card Account
- The cleanup and repair along the drainage ditch on Pershing Lake is in progress.
- The storm drain curb near the subdivision equipment shed needs repair. St Charles County will be contacted.
- There is a drain pipe at 420 Park Charles South that has separated from the connector. Mike Morgan will investigate and determine a plan of action.
- The drain area that was repaired last year has had some settling occur. Mike Morgan will purchase some fill material and repair. The material purchase up to \$200 was approved.
- Monuments Status
 - ❖ The brick work on the damaged monument has been completed. Cleanup and landscaping still need to be done. State Farm is reviewing the submitted quote of \$6,220 for landscaping and has already requested modifications to the plan. We are awaiting approval.
 - ❖ The monument across the street is also in need of repair. A quote of \$15,880 to fix the foundation and replicate the stone work on the other side of the street has been received.
 - ❖ The quote for the flag pole is \$2,769.
 - ❖ Quotes to provide a stone cap on all four monuments are being solicited.
 - ❖ Three companies were asked to submit bids to install electricity to several monuments. To date, only Reinhold has responded with a bid of between \$8,390 and \$9,800.
 - ❖ Ameren gave a rough estimate for electric of \$4,000. Bryan Kopp is going to look for a copy of a bid received from Ameren two years ago.

Web Site Maintenance Report –

- The number of visitors to the PCS-HOA website will be provided at the next meeting.

- The number of PCS residents signed up for the NextDoor site has reached 546. Overall there are 3,000+ signed up in our area.

Meeting Ended – 8:33pm.

Next Meeting – April 17th starting at 6:30.