



PCS HOA Board Meeting

Minutes (5-22-17)

Meeting Start – 6:32pm

Board Attendees –

- Bryan Kopp (President)
- Mike Morgan (VP/Grounds & Maintenance, Codes & Covenants)
- Dan Bisher (Director/Treasurer)
- Ed Daly (Delinquent Account Supervisor)

Guest Resident Attendees –

- None

Topics Discussed

President's Report – Bryan Kopp

- Paul Jimenez resigned from the HOA.
- Rick Bierwagen resigned around 6pm tonight before the meeting, as he is moving out of the subdivision. He was unable to stay for tonight's meeting.
- Ed Daly expressed interest in serving on the HOA again as a Director. Mike Morgan nominated Ed Daly as a Director. Dan Bisher seconded the motion. Approved unanimously.
- Discussion was had discussing how to advertise the other open board positions in a subdivision newsletter.

Secretary's Report – Bryan Kopp

- Mike motioned to table April's minutes for further review. Dan seconded. Approved unanimously.
- The board agreed to discontinue using the 'voting record' document, as all votes are tallied in the minutes.

Treasurer's Report – Dan Bisher

- Treasurer's report was presented. Current balance of accounts totals was reported to be Primary account: \$74,054.07 Reserve account: \$10,281.02 GSB account \$2,290.79. Total of all accounts: \$86,625.88. Mike motioned to approved report as submitted. Ed seconded. Approved unanimously
- \$320 bill was received for our annual CPA review and given to Treasurer.
- Delinquency Report – Ed Daly: \$1,887.37 was received from one delinquent account, bring that one account up to date for assessments.

Grounds & Maintenance Report – Mike Morgan

- Monument cap repair bids were declined. Mike has reconstructed the monument at Bridgeport/Thoele Road. He will monitor the repaired cap to see how it weathers.
- A new chainsaw was purchased, a Stihl model 250 for \$299, included case, extra chain, bar oil, etc. Total purchase around \$400. Mike report that he used the new chainsaw to trim dead trees and limbs in the Atwater/Newberry common ground. The Gator was very useful during the tree cutting and has approximately twenty-nine hours on it to-date.
- The 36” drain pipe installation into the lake behind 420 Park Charles Blvd South has been completed.
- Electric installation has begun at the Howell entrance. Metal lockable outlet boxes are pending installation. Ameren’s light pole installation is pending installation.
- Ameren had sent the invoice to an unknown po box address. This has been resolved and the invoice has been received by the HOA and processed for payment.
- A fence permit was received for a property on Asherton.
- A large tree has incurred chainsaw damage behind a home on Longmont. Mike is going to report the property damage to the police department.
- A resident reported they would like to have temporary storage containers in their driveway while home repairs are made. The storage containers will conform with the County’s guidelines for driveway storage.

Old Business –

- We’re seeking bids for landscaping at the Howell monuments.
- The existing light pole is being designated for a future flag pole.
- The D&O insurance policy expires in July. The current policy provider is requesting a segmented audit (July to July) before renewing the current policy. A broker has been asked to seek bids from other insurance providers for the D&O policy.
- Two of the new large garage sale signs went missing from the Lake Hill monument. Mike motioned that we purchase replacement signs. Ed seconded. Approved unanimously.
- Mike discussed additional pipe repairs that are needed in the common grounds.

New Business –

- None

Social Events – Bryan

- Despite pending rain, the garage sale appeared to have a good turnout.
- Next social events are the ‘end of summer garage sale’ and the fishing derby, both in September.

Web Site Maintenance Report – Bryan Kopp

- On nextdoor.com we have 564 PCS residents connected. Total reach through nextdoor.com is at 6,083 people.

Meeting Ended – 7:22pm

Next Meeting – June starting at 6:30 at Life Spring Community Church