



# **PCS HOA Board Meeting**

**Agenda (8-7-17) at Life Spring Community Church**

**Meeting Start** – 6:31pm

## **Board Attendees**

- Bryan Kopp (President, Social Events, Website)
- Mike Morgan (VP/Grounds & Maintenance, Codes & Covenants)
- Ed Daly (Treasurer)
- Dan Bisher (Director)

## **Guest Resident Attendees**

- None

## **Topics Discussed**

### **President's Report – Bryan Kopp**

- The scheduled July meeting was cancelled due to lack of quorum. An emergency meeting was later scheduled for July 24<sup>th</sup> due a change of Treasurer, and renewal of the HOA's Director's and Officer's insurance policy (D&O policy)
- The Leisure Pond lake testing results were read. All three lakes were reported in good condition.
- Open board positions (Secretary and 2 Directors) were discussed. The board will advertise the open positions in an upcoming newsletter and plan to fill the positions at the December annual meeting election.

### **Treasurer's Report – Ed Daly**

- Ed motioned to table the July Treasurer's report. Mike seconded. Approved unanimously.
- An updated delinquency report will be given at the September meeting.

### **Secretary's Report – Bryan Kopp**

- Ed motioned to approve minutes for May, June and July. Mike seconded. Approved unanimously.

### **Grounds & Maintenance Report – Mike Morgan**

- An Architectural Control Committee application was received for a replacement fence. The application was approved noting the property owner must obtain a St. Charles County fence permit prior to installation.
- The Gator currently requires no maintenance and is running good.
- A request was received for the HOA to trim a median tree near the shed. The tree will be assessed to determine if trimming or removal is best.
- Ed presented Mike with a subdivision plat map that contains lot numbers and address numbers for each parcel.

- The newly repaired monument cap at the Bridgeport/Thoele entrance is weathering well. The same repair method will be applied to the other monument caps throughout this Fall.
- A water tank in the shed will be evaluated for use in watering the planned landscaping at the Howell entrance monuments, and for watering of potential median replacement trees.
- After discussion, a motion was made by Dan to seek bids for installing an irrigation system at each monument and serve the medians. Seconded by Mike. Approved unanimously.
- Following the recent rains, Mike Morgan will follow up with our grass cutting contractor to ensure the common grounds are properly maintained.

### **Social Events – Bryan Kopp**

- The end-of-summer garage sale is scheduled for September 9<sup>th</sup>.
- The subdivision fishing derby is scheduled for September 16<sup>th</sup>. \$800 was budgeted for this event. Three \$20 gift cards will be awarded for each of the three age categories; one for first caught, most caught and longest caught. Prizes total \$180. Fish delivery is \$150. An order for approximately 125 catfish 12”-16” long, and approximately 125 catfish 10”-12” will be ordered, totaling approximately \$468.75, bringing us just under budget for the event.

### **Web Committee/Social Media Report – Bryan Kopp**

- Pcsouth.org website hits totals are:  
July: 642      Aug to-date: 125      YTD: 5,905
- NextDoor.com currently has 591 PCS accounts registered. The overall reach of nextdoor.com is currently 6,896 recipients.

### **Old Business**

- Two large garage sale signs will be ordered to replace the ones that went missing from the Lake Hill monument.
- Two storm pipe separations need to be repaired.
- Mike is working to purchase 5 keyed locks for the monument outlet boxes.

### **New Business**

- Ed will work on updating the active budget line item codes.

### **Other**

- Ed commended the board’s use of social media to reply to our resident’s questions and concerns.
- Bryan has asked Nextdoor.com Lead, Ken Voss, to help create an HOA account to separate an individual’s postings from HOA sponsored postings. Ken is checking into this.

**Meeting Ended** – Motion to adjourn made by Ed, seconded by Dan. Meeting ended at 7:40pm

**Next Meeting** – September 11<sup>th</sup> starting at 6:30 at Life Spring Community Church