



PCS HOA Board Meeting

(6/11/2018)

Meeting Start – 6:46pm

Board Attendees

- Brandt Ehrhardt (Director)
- Jerry Arrendale (Director)
- Nick Wagenknecht- (Treasurer)
- Corey Bryant (President)

Guest Resident Attendees

- Allan Breite (Insurance Agent)
- Mike Morgen (Resident)

President's Report

- P.O. was set to run out on April 11th. This was done to remove all the old names on the box, so the new Board members could be added to the box.
- Board discussed the addition of a paid secretary to take meeting minutes for the board. Corey called Kelly-Girl but they did not have interest. The board agreed to post the open position on the Facebook group and also on the Next Door app.

Secretary's Report / Minutes

- March meeting minutes were approved. Brandt called for a motion and it was seconded by Nick. The vote was unanimous with the final approval being 3-0

Treasurer's Report

- Discussed Financial & Expenses by Nick.
- Great Southern Bank reimbursed our account \$72 dollars for the 2018 statements were did not get printed.
- Taxes have been completed for the 2018 fiscal year.
- Annual review by Devereaux and Company is currently being completed.
- Board discussed bring in a money manger to invest the reserve account money for the HOA.

Old Business

- Summons was sent to the resident on Asherton Drive for the School Bus parked on the street. The owners had until April 23rd to move the vehicle. The owner's relayed that the bus is currently now running and needed parts before they could move it.

New Business

- There was a fallen tree on 7 Glenview. The fallen tree was in the common ground and fall into a resident's back yard. The resident at 7 Glenview is currently diverting water into the common ground that could cause issues to trees in the future.
- The board was sent a Notice of Violation for the tree from Saint Charles County.
- The board contacted Brian Kopp to ask for a extension to the Deadline Date. This was granted and the deadline date to remove the tree was moved to April 22th.
- Brandt called for a motion to meet with the county inspector on site to discuss the tree. This was seconded by Jerry, and the final vote was unanimous 3-0.
- Allan, the HOA insurance agent was there to discuss the HOA's liability. Since the County deemed the tree dead, the HOA needs to remove all the limbs and trees in the residents yard.
- Brandt discussed calling the County to make them aware of the water diverting. The board wants to make sure other tress in the common ground do not get effected by the water diversion.

Grounds & Maintenance

- Putnam cut the grass for the Easter Egg hunt and limbs were picked up as required.
- Dead trees were remarked on the Common grounds that Putnam is to cut. The previous paint had faded due to exterior condition.
- Started to caulk the monument signs as required to protect them.
- Prepared letter to main to American Water about the leaking water meters in the median.
- Jerry called for a motion to have Putnam cut down (2)-additional trees, this was seconded by Nick. The final vote was unanimous 3-0.
- Rock and fill to be added around the lake pershing.

Covenants & Restrictions / ACC

- Park Charles South Covenants and Restrictions were discussed.
- Article 7 was discussed to only govern over Platt 1 & 3.
- All other Platts are governed by the Saint Charles County code.

Social Events

- May 18th was decided for the Garage Sales.
- June 8th was determined for a Block Party. (This would be a party for the entire subdivision.)
- Board wanted to notify nearby residents of the party beforehand.
- Jerry made a motion to approve \$800 dollars for the block party, it was seconded by Brandt. The final vote was unanimous 3-0.
- Brian Kobb has taken pictures from the Easter Egg hunt to be added to the website.

Web Committee/Social Media Report

- Meeting minutes to be added to the website.
- Pictures of the Easter Egg hunt to be added to the website.

Other / Resident Comments

- N/A

Meeting Ended – Motion to adjourn made by Nick, seconded by Jerry. Meeting was adjourned at 7:53 PM

Next Meeting – May 13th @ Life Spring Church 6:30pm