

Park Charles South HOA – Minutes of December 14, 2021

Meeting called to order at 6:33 PM - Meeting held at Spencer Library, Room 212

Board attendees: Brandt E., Diane D. , Katie L , Pam C., Theresa L., Jerry A.

Homeowners in attendance: Mike Morgan., Jeff Brinkhopf, Mike and JoAnn Pipitone

President's Report

- Brandt motioned that we have the Annual Meeting on January 11 following the monthly meeting here at the library. It was seconded by Katie and motion passed.
- October Meeting Minutes were emailed to all board members. Brandt made a motion to approve the minutes. Minutes were seconded and approved.

Treasurer Report

- No Treasurer Report this month
- City & Village is still collecting money from residents who have not paid their dues. The limit was set to go after residents who are behind paying their dues by \$200.

Grounds and Maintenance

- Jerry sent an email to the board members with the work that has been done in the past couple of months.
- No new business to report
- Brandt motioned that the 'gator' be serviced with a cost of approximately \$250. Katie seconded. Motion passed.

Bylaws/Covenants/ACC

- Diane presented two applications for signature/approval. Diane approached a resident who was building a shed that had not had approval from the HOA. After submitting the proper form to Diane and sent to board members for review, approval was given. The second application was for a 5-foot vinyl fence. Approval was granted.
- Katie will post a reminder on Facebook about the county permit and HOA application that needs to be filled out and approval received from BOTH entities BEFORE the construction begins. Diane stressed that residents need to get the HOA application to the board whether or not St. Charles County requires a permit.

Social Events

- It was decided that the Santa Visit on December 12 at 3 PM was a success. Katie's neighbor dressed up as Santa to ride along in the truck. The route was posted on Facebook and on the HOA website, pcsouth.org. It took about three hours for the fire truck to travel through the subdivision. It was suggested that we start a little earlier next year.
- Katie created the Events Schedule for 2022. She added a (possible) Movie Night for September at Lake Superior. Katie will check with Nick to see about copyright regulations and the cost. If Movie Night is not possible, other possibilities were to have a Corn Hole Tournament or a Barbeque Night.

Old Business

- Jeff B. gave Pam (treasurer) receipts for the Christmas lights/supplies for the entrances to the subdivision.

New Business

- Brandt expressed the importance of having all residents under the same set of rules in the subdivision. Platts (6) vary in rules.
- The challenge to unify rules is that it requires a vote to change the bylaws according to the current Covenants and Restrictions. A two-thirds majority is required for a “consensus”.
- The percentage of votes required to pass any changes in subsequent voting decreases until a “consensus” is reached.
- Brandt proposed to simply change the way elections are done before tackling all the differences between the platt rules.
- Mike pointed out that there may be limits to this approach – what are the rules around repeated votes?
- There was discussion on how to proceed
 - Lawyer consultation
 - How to set up a vote
- Motion made by Brandt to adjourn the meeting at 7:20 pm. Seconded by Katie. Motion passed.

Theresa Leland