

# Park Charles South HOA and Annual Meeting

## Minutes of January 11, 2022

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Meeting called to order at 6:44 PM - Meeting held at Spencer Library

**Board attendees:** Brandt E., Diane D., Katie L. (Zoom) , Pam C., Theresa L., Jerry A. (Zoom), Michelle M.

**Homeowners in attendance:** Mike Morgan., Tony/Karen Lohagen (attended Annual Meeting)

### President's Report

- Brandt called the meeting to order. Seconded and approved.
- Theresa Leland agreed to be the temporary secretary until a permanent replacement can be found. Seconded by Diane and approved.
- December Meeting Minutes were emailed to Board members for any needed edits. Diane motioned to approve the December 2021 minutes. Pam seconded and approved.

### Treasurer Report

- Treasury Report for November/December was distributed to attendees. Brandt requested that the report be emailed early to members before the meeting in order to look it over. Pam is concerned about internet security since she has experienced hackers in her email account. Brandt suggested uploading it to a Google Drive and possibly making it password protected.
- Brandt suggested to delay the budget approval until next month in order to let members have time to review the document.
- Brandt signed off for the letters (from City and Village) to go out to residents for the collection of past dues if they are behind by \$200 or more.
- Pam has written up verbiage to be put on the HOA website regarding procedures if dues are not paid in a timely manner. Theresa will then put it on the website.
- Brandt will forward to members any information he receives from City & Village when back-payments have been received.
- Diane mentioned that the medians were terribly overgrown with dandelions last spring. The dandelions might be spreading to the resident lawns. Mike/Jerry thought a weed preventer might be able to be put down. They will check with Putnam for an estimate. Putnam will be sending the 2022 proposal for review.

### Grounds and Maintenance

- Mike read the G & M Report for the last month.
- No new business to report.

### Bylaws/Covenants/ACC

- Diane presented one permit application for signature/approval. Application was approved.
- Last year the subdivision had 17 permit applications that were approved.

- Mike M. volunteered to be an ACC committee member-at-large so that we have another person to be able to sign-off on the applications. Brandt made the motion to approve. Seconded and approved.

#### Social Events

- Katie created the Events Schedule for 2022 last month. She received the suggestions and edits. She will get the revised version out to members. Brandt suggested putting them on Google Drive.
- Diane is wondering how (and who) will address any issues that come up on the subdivision Facebook page. There is someone advertising their business. No decision at this time.
- Katie questioned how to handle the discussion on the Facebook page concerning a resident who is continually harassed by their neighbor. No decision at this time.
- Pam let Katie know that we have six new subdivision families who moved here in December. She will email the information to Katie.

#### Old Business

- Brandt reviewed his interpretation of the voting procedure/requirements. He also requested all board members to also review the By-Laws and the Covenants and Restrictions.
- Michelle motioned to adjourn the meeting at 7:14 PM. Seconded and passed.

#### **Annual Meeting**

- Each Board member summarized what they wanted to do in the coming year to improve their performance as a Board member.
- Brandt suggested that we, as Board members, go door-to-door to get signatures in order to change/update some of the by-laws. More discussion needed to start that process.
- Tony/Karen Lohagen attending the Annual Meeting. They voiced their frustration with one of their neighbors who have continued to harass them for several years. A couple of suggestions were made to them to see if that would remedy the problem.
- Pam motioned to adjourn the meeting at 8:25 PM. Seconded by Michelle. Motion passed.

Theresa Leland