

Park Charles South HOA

Minutes of March 8, 2022

Meeting called to order at 6:32 PM - Spencer Library

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

Homeowners in attendance: Mike Morgan.

President's Report

- Brandt called the meeting to order. Seconded and approved.
- Pam motioned that Spring Work Day be on Saturday, May 14, 9 AM. Jerry seconded and approved.
- Brandt is receiving checks from residents who are paying their subdivision fees under duress. There are three residents that will have their wages garnished if they do not pay the fees by the end of March.
- February Meeting Minutes were emailed to Board members for any needed edits. Jerry motioned to approve the February 2022 minutes. Katie seconded and approved.
- A realtor contacted Brandt and inquired about rental information, i.e. the number of rental properties an owner can have in the subdivision.

Treasurer Report

- Board members received Treasurer's Report in the meeting. Pam made a few adjustments to some categories.
- Jerry motioned to approve the updated budget. Katie seconded and was approved.
- Pam ordered more checks (duplicates).
- The post office will be increasing our box fees. Diane motioned to pay the increased fee. Michelle seconded and was approved.
- Katie motioned to approve the monthly Expense Report. Michelle seconded and was approved.

Grounds and Maintenance

- Gator is being serviced at this time.
- Jerry and Mike cleaned and organized the shed.
- Clean up around the lakes and medians will happen when they get the gator back.
- Jerry and Mike are making sure that all streetlights are in working order. Jerry will let us know what the electric bill is for the use of the lights.
- Brandt asked that Jerry and Mike keep track of the manhours of volunteer time for each month. Much appreciation was given to them for all that they do.
- Mike gave Theresa a key to the shed.

Bylaws/Covenants/ACC

- There were two applications for a fence and deck. Signatures were given.
- Diane mentioned that there were school board election signs in the yards. We have a restriction for yard signs in the by-laws. These should only be in yards a day before the election. Should the HOA address this? There was also concern about how many RVs are being parked or left in driveways.

Social Events

- Katie confirmed that we will have a band, a food truck (Spud Truck), and a Kona Ice truck at the Food Truck Night on Saturday, June 25, 4-7 PM. She will look into the possibility of having a Beer Truck that night. It was suggested that we rent two porta-potties for the event.
- Jerry sent the previous order info for the Easter Egg Hunt to Katie.

- We have 404 members in our Facebook group.
- Signs for the Easter Egg Hunt will be put out on Saturday, April 2. Katie will order filled eggs. It will be held in the common area between Newberry and Atwater.

Old Business

- Brandt suggested that we should have a universal set of rules. He asked that the board members read the Covenants and highlight rules that we think need to be amended. We need to get as close as we can with the county rules. Things to consider: cars in driveways, clothesline, fences, RVs, etc.
- Katie motioned to adjourn the meeting at 8:05 PM. Seconded by Jerry. Meeting adjourned.

Theresa Leland