

Park Charles South HOA

Minutes of April 12, 2022

Meeting called to order at 6:45 PM - Spencer Library

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

Homeowners in attendance: Mike Morgan.

President's Report

- Diane called the meeting to order. Seconded and approved.
- March Meeting Minutes were emailed to Board members for any needed edits. Pam motioned to approve the March 2022 minutes. Jerry seconded and approved.

Treasurer Report

- Pam received new checks.
- State and federal taxes were paid. Ann Stevens spoke to Pam about different ways that might be cheaper for Ann to do our HOA taxes.
- Pam was having difficulty with the services at Great Southern Bank. We may consider switching banks.
- It was suggested that we acquire a credit card for expenses.
- Treasurer's Report was given to board members.
- Residents continue to pay overdue HOA dues.
- Should we go to City and Village and speak with the lawyers about raising the HOA dues by \$25-50? Should we get an estimate on what it might cost if there was a problem with one of the lakes? This would justify an increase in the HOA fee.
- There was a motion to accept the Treasurer's Report by Jerry. Seconded by Katie. Motion approved.

Grounds and Maintenance

- Mike and Jerry mentioned that we are starting to have problems with drainage to the lakes. This will be a large expense to repair. Lakes are evaluated for needed improvements every two years. The next assessment should be in 2023.
- Jerry read Grounds and Maintenance Report.
- Putnam fertilized the medians and weed control was applied.
- Seven sprinklers from the medians were removed by Putnam. They also ground out 37 stumps on the common grounds.
- There is a large washout around the storm drain on the Newberry/Atwater common grounds. Earlier attempts to fix it have not worked. Jerry will get recommendations for repairs.
- We need to buy a battery-operated pole saw in order to trim the trees along the medians. Pam motioned to buy the saw. Seconded and approved.
- Grass carp are needed for the lakes. Jerry will get an estimate.

Bylaws/Covenants/ACC

- Diane had one application that needed approval. It was approved by the county and HOA. She received the two signatures needs.

Social Events

- Spring Work Day is May 14 at 9 AM.
- Spring Garage Sale May 21.
- Food Truck Night June 25.
- The Easter Egg Hunt went really well. There were about 150 kids at this year's event. It was over in seven minutes! The 4-7 year old area should be a little bigger

- next year. Katie requested to purchase a new Easter Bunny costume. She would like to order more eggs for next year (1,500).
- Spud Food Truck is not available for the Food Truck Night. Katie was able to schedule another truck for the event. (Hacienda). No minimum amount or deposit needed. It was suggested that we rent a few tables and people can bring their own chairs. Kona Ice Truck and a band will also be there. A generator will also be needed for the band.
 - It was suggested that we have a table at the Food Truck Night with a couple of board members present to answer any questions for the residents. Also a poster with all the upcoming events, website address, Facebook address, flyer, etc.

No Old Business

- Pam motioned to adjourn the meeting at 7:50 PM. Seconded by Jerry. Meeting adjourned.

Theresa Leland